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# RESTON TOWN CENTER (RTC) NEXT RESTON SECTION 93

## COMPREHENSIVE SIGN PLAN

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Properties

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**YOUNTS  
DESIGN  
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**RESTON SECTION 93**  
COUNTY OF FAIRFAX, VIRGINIA

RESTON TOWN CENTER (RTC) NEXT  
COMPREHENSIVE SIGN PLAN

05/21/2021



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1.0

# INTRODUCTION

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The storied history of Reston began more than a half century ago with the pioneering vision of Robert E. Simon, and the Reston Town Center has been the heart of Reston for much of that time. Reston Town Center (RTC) Next continues this legacy by weaving a dynamic, new mixed-use neighborhood into the existing urban core and further enriching the social fabric of the community. Located just north of the Dulles Toll Road and west of Reston Parkway, the project connects the existing RTC to the Reston Town Center Metro station on the Silver Line, which will sit immediately across Sunset Hills Road. RTC Next is adjacent to the Washington & Old Dominion Trail and a short distance from Dulles International Airport, Tysons Corner, and the Nation’s Capital.

This transit-oriented development will turn an underutilized surface parking lot and a pair of outdated office buildings into a multi-block neighborhood over the span of two phases. Phase One consists of four blocks (A, B, C, and D) containing over 1M square feet of office in two towers, a low-rise office building, a 270-key hotel, an approximately 500-unit residential building, and ground-floor retail throughout. Phase Two consists of another four development blocks whose size and uses will be determined in the future. This Comprehensive Sign Plan (CSP) addresses Phase One in detail and lays the groundwork for Phase Two, which will be fully incorporated into this CSP via a future amendment.

Signage is one of several critical elements aimed at creating a cohesive identity and sense of place at RTC Next, ultimately connecting the development to the greater Reston Town Center. This CSP has been crafted to ensure that the signage throughout RTC Next is appropriate in size, scale, design, and quality in relation to its context, audience, and purpose. It provides a clear structure and guidelines to promote consistency across multiple uses, while allowing flexibility to respond to the unique architecture, tenants, and market conditions as they evolve over time.



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1.0 INTRODUCTION

NAVIGATING THE PLAN

The Introduction section of this Plan contains and centralizes critical information pertaining to the entire document. The remaining sections are organized by sign use type (Project and Wayfinding; Office, Retail; Residential; Hotel; Unique; and, Minor) and most sections follow the same layout. The Location Plan sheet shows each sign for the associated use type, while the Precedent Images sheet contains images of signs similar to those proposed. The Signage Matrix outlines the parameters for each sign and the sheet reference where that sign’s zone may be found in elevation. Elevations sheets provide the overall building elevations for reference, while Elevation Detail sheets show enlarged elevations with more specificity. The most efficient way to navigate this Plan will depend on whether the user is designing, reviewing, or tracking signs.

DESIGNING SIGNS USING THE PLAN

Designers will use this Plan to guide their design process and ensure their proposed sign is compliant. They should begin by reading the Introduction section in its entirety to gain a broad understanding of the Plan. Designers should then:

- 1. Locate the section corresponding to their sign use type (Project and Wayfinding; Office, Retail; Residential; Hotel; Unique; and, Minor);
- 2. Go to the Location Plan sheet in that section;
- 3. Find the tag identifying the sign being designed and make note of the sign code (i.e., “fA.1”) shown on the tag;
- 4. Use this sign code on the Precedent Images sheet to find example images for the associated sign type;
- 5. Use this sign code on the Signage Matrix sheet(s) to obtain the corresponding information for that sign code, including the zone, location, format, sign quantity, maximum height, area method, maximum area allowed, and sheet reference;
- 6. Revisit the Introduction section with this sign-specific information in hand to review the most relevant material again; and,
- 7. Use the sheet reference corresponding to the sign code in the signage matrix to find the Elevations and Elevation Detail sheets for more information on the zone location in relation to that facade.
- 8. Be sure to include the sign code on your sign permit application.

REVIEWING SIGNS USING THE PLAN

Reviewers will use this Plan to evaluate proposed signs and their conformance with the Plan. They should begin by reading the Introduction section in its entirety to gain a broad understanding of the Plan. Reviewers should then:

- 1. Use the lowercase letter in the sign code (i.e., “fA.1”) to find the corresponding sign use type section (Project and Wayfinding; Office, Retail; Residential; Hotel; Unique; and, Minor);
- 2. Go to the Signage Matrix sheet within that section;
- 3. Use the sign code to obtain the sign-specific information including the zone, location, format, sign quantity, maximum height, area method, maximum area allowed, and sheet reference;
- 4. Revisit the Introduction section with this sign-specific information in hand to review the most relevant material again;
- 5. Compare the proposed sign to the parameters on this Signage Matrix sheet;
- 6. Use the sheet reference corresponding to the sign code in the signage matrix to find the associated Elevations and Elevation Detail sheets to compare the proposed sign location to its zone; and,
- 7. Review the “living” sign matrix maintained and provided by the owner to confirm that sufficient sign quantity and area exist for the requested sign.

TRACKING SIGNS USING THE PLAN

Administrators will use this Plan to maintain a “living” signage matrix that provides a snapshot of all approved signs within RTC Next. Since they play a consultative role in the sign design and approval processes, administrators should begin by reading the Introduction section in its entirety to gain a broad understanding of the Plan. Administrators should then:

- 1. Update the “living” signage matrix to reflect the proposed sign by adjusting the “Actual Quantity” and “Actual Existing Sign Area” fields in the matrix;
- 2. Provide this updated “living” signage matrix to the designer for inclusion with the sign permit application at the time it is submitted to Fairfax County for approval;
- 3. Treat the updated “living” signage matrix as a “pending” document until the permit application is approved;
- 4. Fill in the “Permit Application” field once the application is approved; and,
- 5. Consider the “living” signage matrix to be in final form until another proposed sign restarts the cycle.

HOW TO USE THIS PLAN

IMPORTANT TERMS

**Sign Code** | A unique alphanumeric label that identifies a sign type and associated zone.

**Sign Type** | A two-letter designation classifying a sign by its building use and name.

**Sign Format** | The style or form factor of a sign which gives the sign its general characteristics.

**Sign Area Allowance** | The cumulative amount of sign area that may occupy a specific zone or frontage.

**Zone** | A vertical space on, or a horizontal space in front of, a building façade or frontage in which one or more signs may be installed.

**Shared Zone** | A zone that contains multiple sign types.

**Split Zone** | A zone that consists of two or more discontinuous parts on the same frontage.

**Partial Zone** | A portion of a zone that spans more than one building frontage.

**Location** | The specific block and frontage on which a specific zone can be found.

**Method** | The approach used to determine the allowable area of a sign.

**Frontage** | All or a portion of a specific side of a building aligning with one of the cardinal directions.

**Retail Frontage** | The portion of a building frontage occupied by one or more retail tenants.

**Underlining Bar** | A linear marker beneath a building frontage indicating the horizontal plane within which a freestanding sign may be installed.



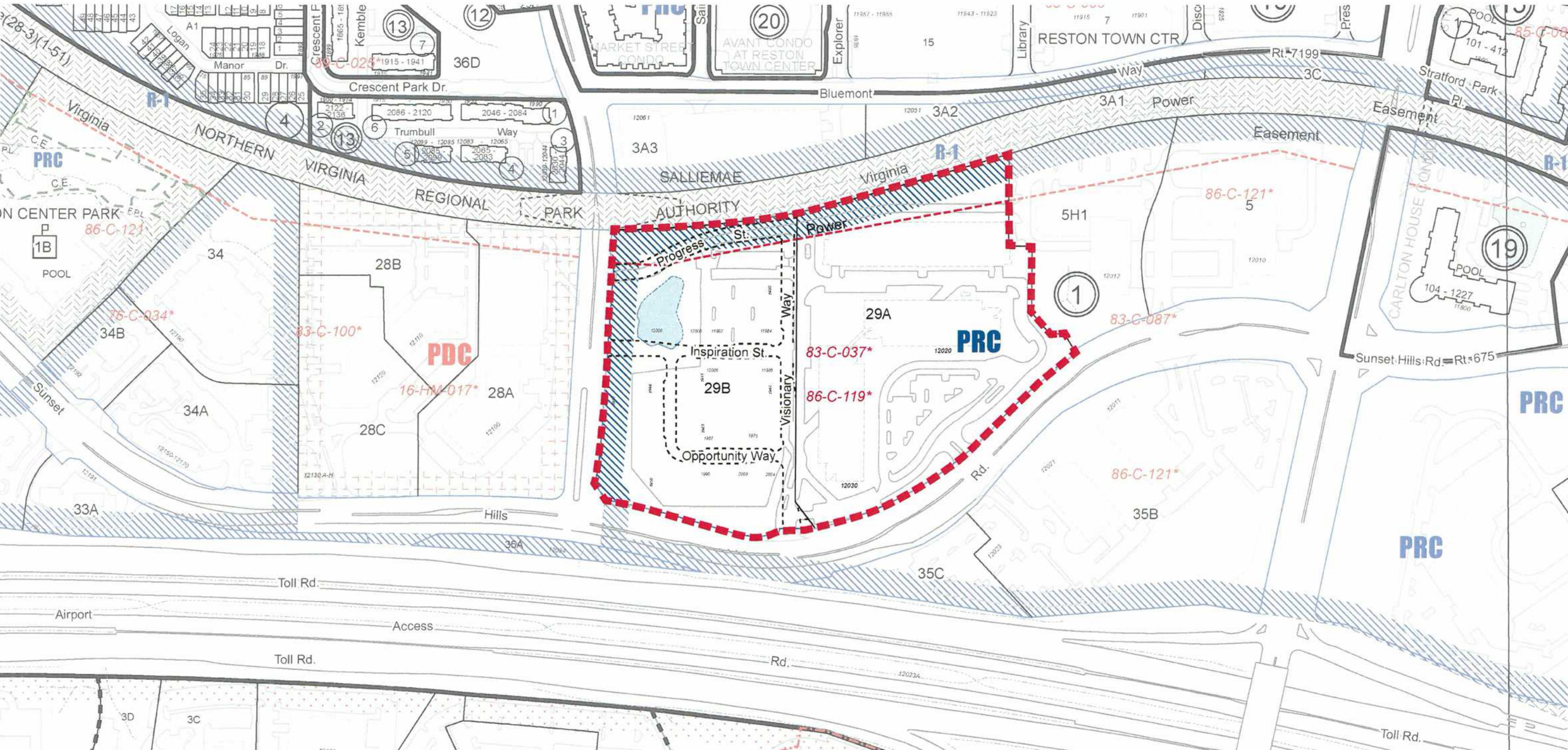
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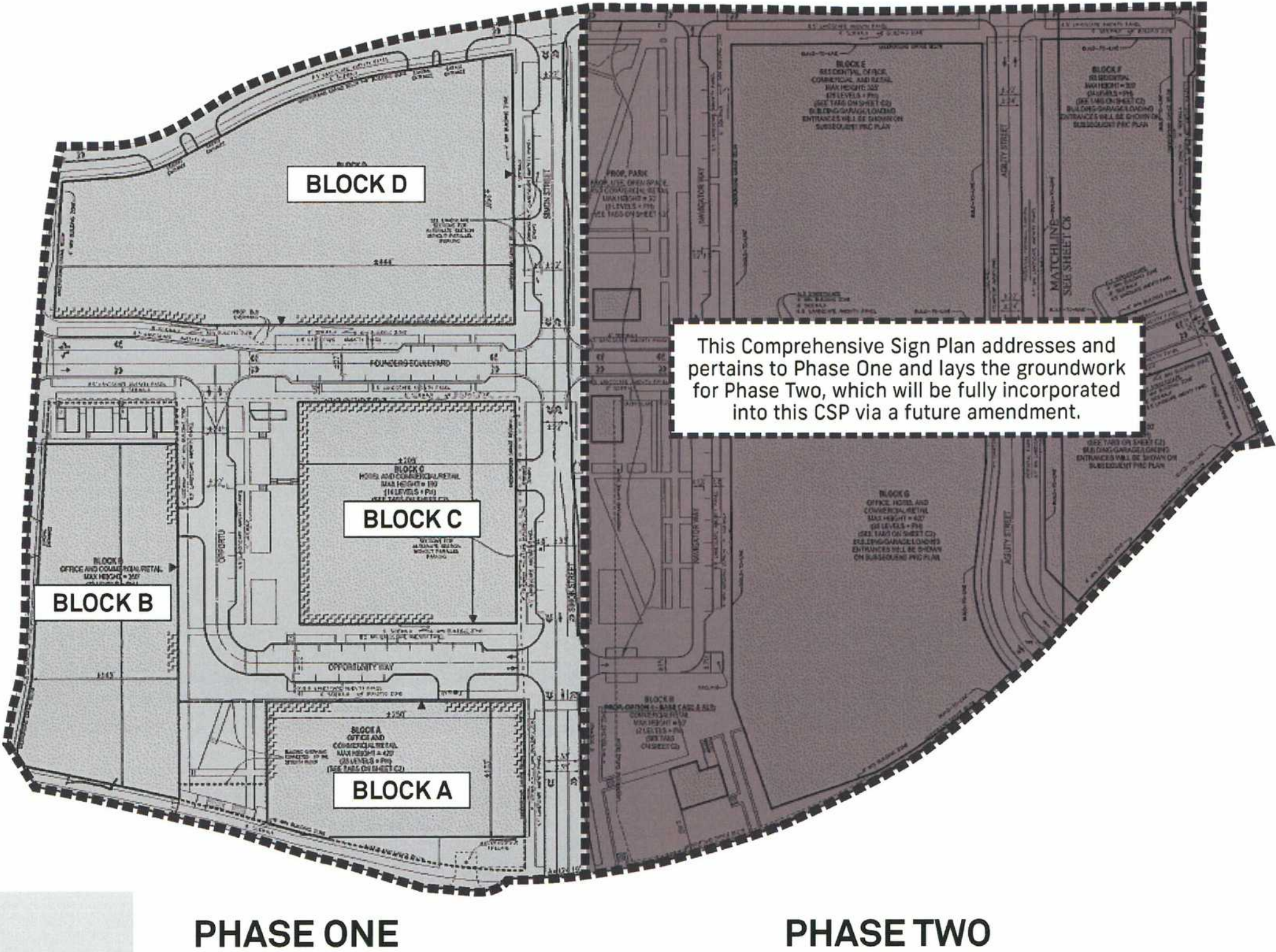
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# 1.0 INTRODUCTION

## GENERAL NOTES

- This CSP will establish guidelines for RTC Next. The landlord or authorized agent may establish separate tenant guidelines consistent with this CSP. The landlord or authorized agent, as well as the Reston Town Center Design Review Board (RTC DRB), will review and approve all exterior signs prior to permit submission.
- Sign messages, fonts, colors, locations and other characteristics may be altered from those shown in or implied by this CSP so long as the sign area does not exceed the limitations of this CSP.
- Sign sizes and dimensions provided in this CSP are maximums. Actual signs may be equal to or smaller based on the final design.
- Signs are measured by the method outlined in the Zoning Ordinance Section 12-201 or as noted otherwise in this CSP.
- Notwithstanding the number of signs shown in this CSP, the applicant shall have no obligation to construct every sign shown. Similarly, retail tenants shall have no obligation to use all of their Storefront Sign Area Allowance.
- Certain signs are required by various federal, state, and local codes and/or agencies, including ADA regulatory signs, fire control information, utility placards, etc. These signs are permitted and will be provided as required, but are not included in this CSP and are not counted against any sign area allowance.
- All sign types may include directional information for the convenience of the public in addition to their primary message. In such cases, the directional information (including

directional arrows and symbols, parking identification, street identification, building identification, restroom identification, public telephones, freight entrances, etc.) shall not be included in the sign area.

- The owner or authorized agent may incorporate the logo or other branding elements of one or more tenants in Project Signage designed to alert pedestrians or vehicles of the tenants located inside the project. This signage shall not count toward any specific tenant's allowable sign area but instead be counted separately as described in this CSP.
- For the purposes of administration of this document, and in particular as it relates to the issuance of sign permits on the basis of this CSP, the following shall be considered "architectural elements" and not signage:
  - Building illumination, unless it replicates a logo or tenant name
  - Patterned or articulated building facades that make use of a tenant's color or trade dress
  - Retail storefronts, except for those portions that include a tenant's name or logo
  - Applied graphics on or behind retail storefronts, except for those portions that include a tenant's logo or name
  - Tenant logos incorporated into the floor or pavement for their entrance area or vestibule
  - Building addresses and suite numbers located in the floor and/or hardscape at building entrances
  - Public art
- All signs will be physically clear of the Washington & Old Dominion (W&OD) Trail and will be located outside of the public right-of-way.
- At the time of sign permit submission, sign locations may change based on site constraint, sight distance, safety, utility locations, topography, etc.

# GENERAL NOTES AND SPECIFICATIONS

## DESIGN SPECIFICATIONS

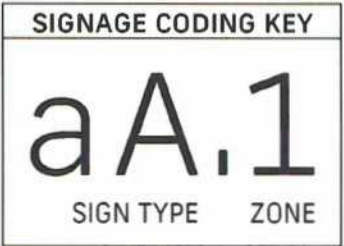
- Quality materials that are durable, eco-friendly, low maintenance, and easy to operate are encouraged for all signs within RTC Next.
- Signage should be designed as a cohesive group with complementary colors, materials and construction methods. This coherence should be sought within and across multiple levels including the entity-level (such as a building, tenant, or distinct space); block-level; and project-level. Signage should respond to its architectural context as well.
- All methods of construction should be concealed from view or designed as an integrated detail within the signs. When visible, hardware used to mount signs should be visually appealing, durable, and well-maintained.
- All signs shall be structurally sound, self-supporting, and fully integrated with the building or landscape elements. Signs shall not penetrate the building shell except in areas provided or approved by the landlord.
- All signs may be illuminated externally, internally, or a combination of both. Lighting for signs shall not be blinding, fluctuating, or moving. Time clocks or photocells should be used to regulate the intensity of illumination. All types of electrical hardware, wiring, or equipment should be integral to the sign and hidden from view wherever possible. Illumination of signs shall be in conformance with the performance standards for glare as set forth in Part 9 of Article 14 of the Zoning Ordinance. Timing of illumination of tenant signage will be subject to the control of the landlord. Digital displays are not considered to be internally illuminated but are "electronic display signs" as described in the Zoning Ordinance.
- All signs shall comply with all applicable building codes. No sign shall obstruct required VDOT sight distances.

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SIGN PLACEMENT AND QUANTITY

- Each sign can be identified by a two-part code consisting of the Sign Type (letters) and Zone (number).
- The Sign Type designation consists of two letters: a lowercase letter categorizing the sign by use (i.e. office, retail, hotel, etc.) and an uppercase letter to differentiate each sign within a given use. All Sign Types are identified on Sheet 1.8.
- The Zone designation identifies the boundaries within which the sign may be located.



- One or more sign zones/locations have been identified on each building facade or within the streetscape as illustrated in this CSP.
- Each zone is associated with one or more sign types and these sign types may be located anywhere within their corresponding zones.
- A zone may contain multiple signs of each corresponding sign type subject to the constraints described in this CSP.
- The quantity of signs allowed in each zone is described in the corresponding matrix.
- If a segment of ground-floor frontage is converted from a retail use to an office use (i.e. an office lobby/entrance), then that frontage shall receive a "package" of signage that is generally consistent with that shown on Sheet 3.8. This includes one (1) Address Entrance Identity (fD) zone, two (2) Plaque Identity (fE) zones, and two (2) Window Identity (wF) zones. This segment of frontage shall be deducted from the appropriate Retail Storefront Allowance and retail matrix and added to the office matrix.



SIGN AREA AND DIMENSIONS

The allowable sign area for each sign has been determined using one of the following three methods. The method used to determine the allowable area for each sign is listed in the corresponding matrix for that sign.

METHOD I: ASSIGNED VALUE

In this method, signs have an allowable area that has been determined to be aesthetically, dimensionally, and contextually appropriate for the specific sign location. There is no calculation associated with Method I.

METHOD II: VERTICAL PLACEMENT

In this method, signs have an allowable area that has been determined based on the vertical placement of the sign zone on the building facade using the tiered system outlined below. The premise behind Method II is that the height of the building and the higher the sign is placed on that building, the larger the sign area must be in order to maintain appropriate proportions and legibility.

Measuring vertically from grade to the top of the sign zone. signs zones:

- Below 200 feet shall have signs with an allowable area that is the greater of: two (2) times the total linear frontage of the facade on which the sign is located; or, 200 square feet
- Between 200 feet and 249 feet shall have signs with an allowable area of 600 square feet
- Between 250 feet and 299 feet shall have signs with an allowable area of 800 square feet
- Between 300 feet and 349 feet shall have signs with an allowable area of 1,000 square feet
- 350 feet or higher shall have signs with an allowable area of 1,200 square feet

METHOD III: RETAIL STOREFRONT AREA ALLOWANCE

In this method, a total sign area allowance for each retailer is determined using a calculation of two (2) times the linear frontage of that retailer's storefront. This allowance provides a cap on the cumulative area of all signs located in the storefront regardless of sign type unless those sign types have been explicitly excluded from the Retail Storefront Allowance calculation in this CSP. In cases where retail exists above the ground floor, that retail will receive an allowance as if it were on the ground floor.

Regardless of the method used to determine the allowable sign area, each sign has a maximum allowable height as shown in the corresponding matrix for that sign.



These are all of the sign formats with their associated guidelines. Each matrix indicates the possible sign formats for every sign type.

**FREESTANDING**

- Freestanding signs may not project beyond any property line or be located within 5 feet of the curb of a service drive, travel lane or adjoining street. When located on a corner lot, a freestanding sign is subject to Sect. 2-505 of this Zoning Ordinance.

**BUILDING MOUNTED**

- A sign that is attached to the exterior of the building facade with the display surface approximately parallel to the building or storefront.
- These signs should not project more than 12” from the façade, except where required for structural integrity.

**PROJECTING OR BLADE**

- Projecting signs, meant to be seen at pedestrian or vehicular level, are mounted perpendicular to the building facade.
- These signs are used to identify tenants, a specific building, the project, and/or directional navigation (such as streets or parking).
- These signs are usually built out of rigid materials with distinctive mounting and may be internally or externally illuminated.
- Projecting signs should not extend more than 54” from a façade and must allow at least seven (7) feet of clear passage on the sidewalk below. Signs shall not project over a public right-of-way.
- Signs projecting from the building shall only count the area of one side toward the allowable signage area.

**CANOPY OR MARQUEE**

- Horizontal projections along a storefront often built out of rigid construction materials such as metal, glass or wood. Only the text and logo imprinted on or affixed to the canopy or marquee are included in the sign area calculation, not the canopy or marquee itself. These may be internally or externally illuminated.

**WINDOW**

- Window Signs, also called window graphics, are considered Minor Signs and do not count toward allowable sign area totals provided they do not cover more than 30% of a given window per Zoning Ordinance Section 12-105.
- The Window Identity sign type is a building-mounted sign, not a window sign.

**AWNINGS**

- Horizontal projections along a storefront made out of exterior fabric stretched over a metal frame, traditionally used to provide shade and as an opportunity for tenant identity to be displayed along tenant facades. Only the text and logo imprinted on or affixed to the awning are included in the sign area calculation, not the awning itself.
- Graphic treatments on awnings do not count towards allowable signage area totals provided they do not include a representation of the tenant’s logo or iconography.
- No more than 50% of the awning area may be covered with brand information.
- Awning signage should be permanently adhered to the awning material through stitching or screen-printing.
- Ends of awnings may be either open or enclosed. Retractable awnings are permitted.
- Awnings must allow at least seven (7) feet of clear passage on the sidewalk below.
- The landlord may establish additional guidelines related to awnings in order to foster a cohesive and high-quality built environment. These guidelines may include, but are not limited to, awning elevation, style, color, materiality, and lighting.





These are all of the sign types with their associated guidelines.

**TOP OF BUILDING IDENTITY** (fA, rA, hA)

- Each building may have four top of building signs located anywhere within the top of building zones, except that no more than one may be located on any one facade.
- fA.3 is a split zone treated as one zone. For clarity, its vertical placement is measured to the top of the higher of the zones.

**MIDDLE OF BUILDING IDENTITY** (fB, hB)

**ADDRESS ENTRANCE IDENTITY** (fD)

- Can only identify the building's numerical street address.
- This sign is different from, and in addition to, the code-required building address described in Section 12-104 (5) (D) of the Zoning Ordinance.

**ENTRANCE IDENTITY** (rB, hD)

- Can include the building's numerical street address, name, or both.

**PLAQUE IDENTITY** (fE, rD, hE)

- May include three (3) tenants; or, two (2) tenants and one (1) building name.

**WINDOW IDENTITY** (fF, hF)

- May include three (3) tenants; or, two (2) tenants and one (1) building name.

**TENANT STOREFRONT IDENTITY** (eC)

- May include a combination of Building Mounted, Canopy/Marquee, or Awning sign formats.
- The quantity and size of eC signs is limited only by the sign area allowance for a given frontage.

**STOREFRONT BLADE** (eA)

- Each retail tenant shall be allowed one storefront blade sign per frontage within their storefront.
- Storefront Blade signs do not count toward a tenant's Retail Storefront Allowance.

- May be located anywhere within zones identified for Tenant Storefront Identity (eC) sign types.

**MUTLI-TENANT ENTRANCE IDENTITY** (eB)

- May include up to six (6) tenants.

**FREESTANDING PROJECT IDENTITY** (pA)

- Located anywhere within the streetscape zone as identified by the underlining bar on the elevation details.

**PROJECT IDENTITY** (pB)

**TENANT DIRECTORY** (pC)

**PARKING ENTRANCE IDENTITY** (wA)

**PARKING BLADE** (wB)

- May include a digital parking counter as part of the sign.

**PEDESTRIAN PARKING LOBBY ENTRANCE** (wC)

**FREESTANDING VEHICULAR DIRECTIONAL** (wD)

- Located anywhere within the streetscape zone as identified by the underlining bar on the elevation details.
- May include a digital parking counter as part of the sign.

**LOADING DOCK IDENTITY** (wE)

**PEDESTRIAN DIRECTIONAL** (wF)

**FREESTANDING PEDESTRIAN DIRECTIONAL** (wG)

- Located anywhere within the streetscape zone as identified by the underlining bar on the elevation details.
- May contain a map of RTC Next and/or the RTC Urban Core.

**MARQUEE BLADE** (hG)

**JEWEL BOX DISPLAY** (uA)

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BLOCK A

FACADE	TOTAL FRONTAGE	RETAIL FRONTAGE
NORTH:	240'	126'
WEST:	116'	81'
SOUTH:	240'	-
EAST:	131'	41'
TOTAL:	727'	248'
HEIGHT:	387'	

BLOCK C

FACADE	TOTAL FRONTAGE	RETAIL FRONTAGE
NORTH:	204'	166'
WEST:	204'	186'
SOUTH:	196'	147'
EAST:	211'	117'
TOTAL:	815'	472'
HEIGHT:	185'	

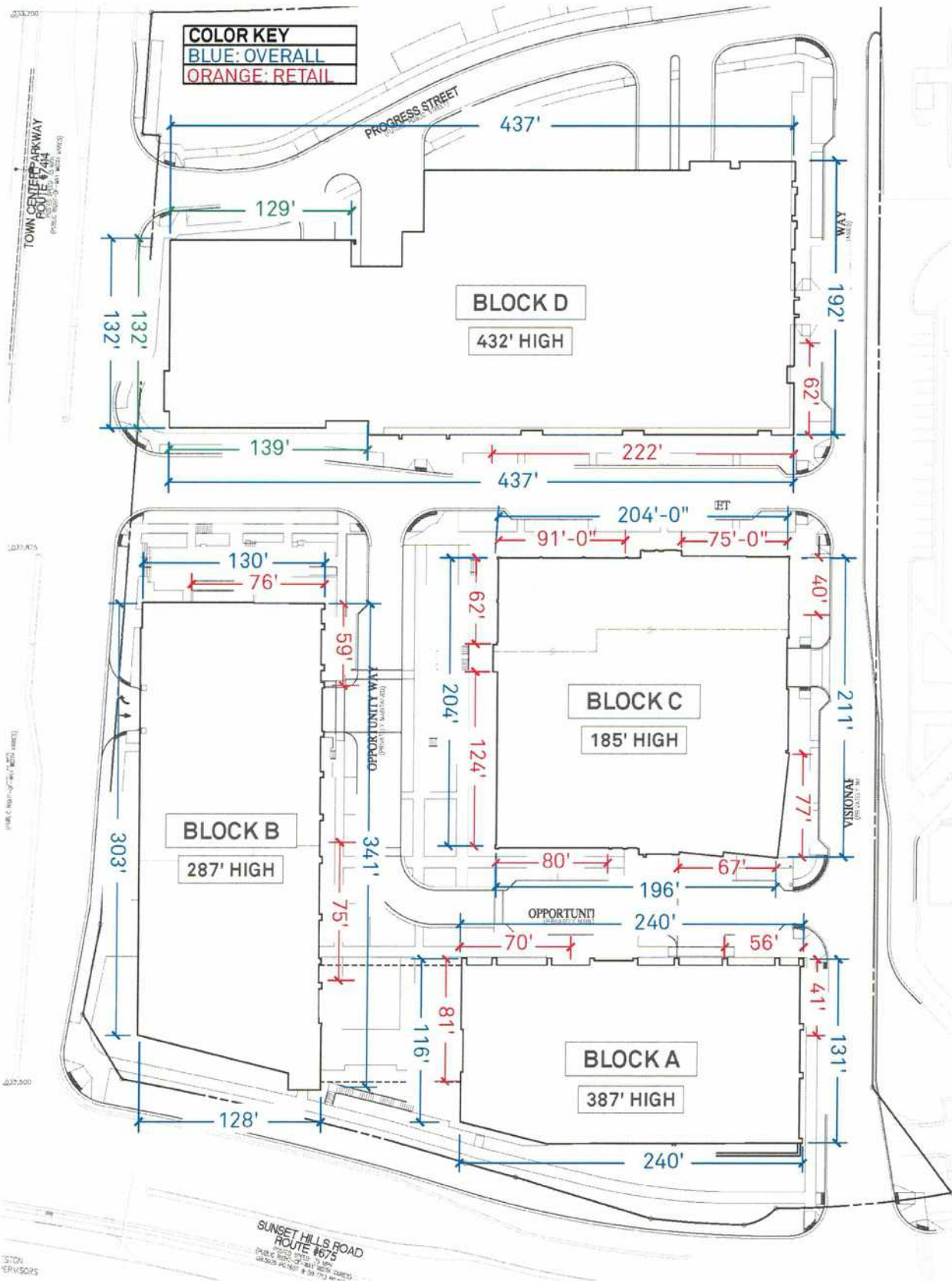
BLOCK B

FACADE	TOTAL FRONTAGE	RETAIL FRONTAGE
NORTH:	130'	76'
WEST:	303'	-
SOUTH:	128'	-
EAST:	341'	134'
TOTAL:	902'	210'
HEIGHT:	287'	

BLOCK D

FACADE	TOTAL FRONTAGE	RETAIL FRONTAGE
NORTH:	437'	-
WEST:	132'	-
SOUTH:	437'	62'
EAST:	192'	222'
TOTAL:	1198'	284'
HEIGHT:	432'	


Note: Frontage values shown in green represent the extent of the low-rise office portion of this mixed-use residential building.



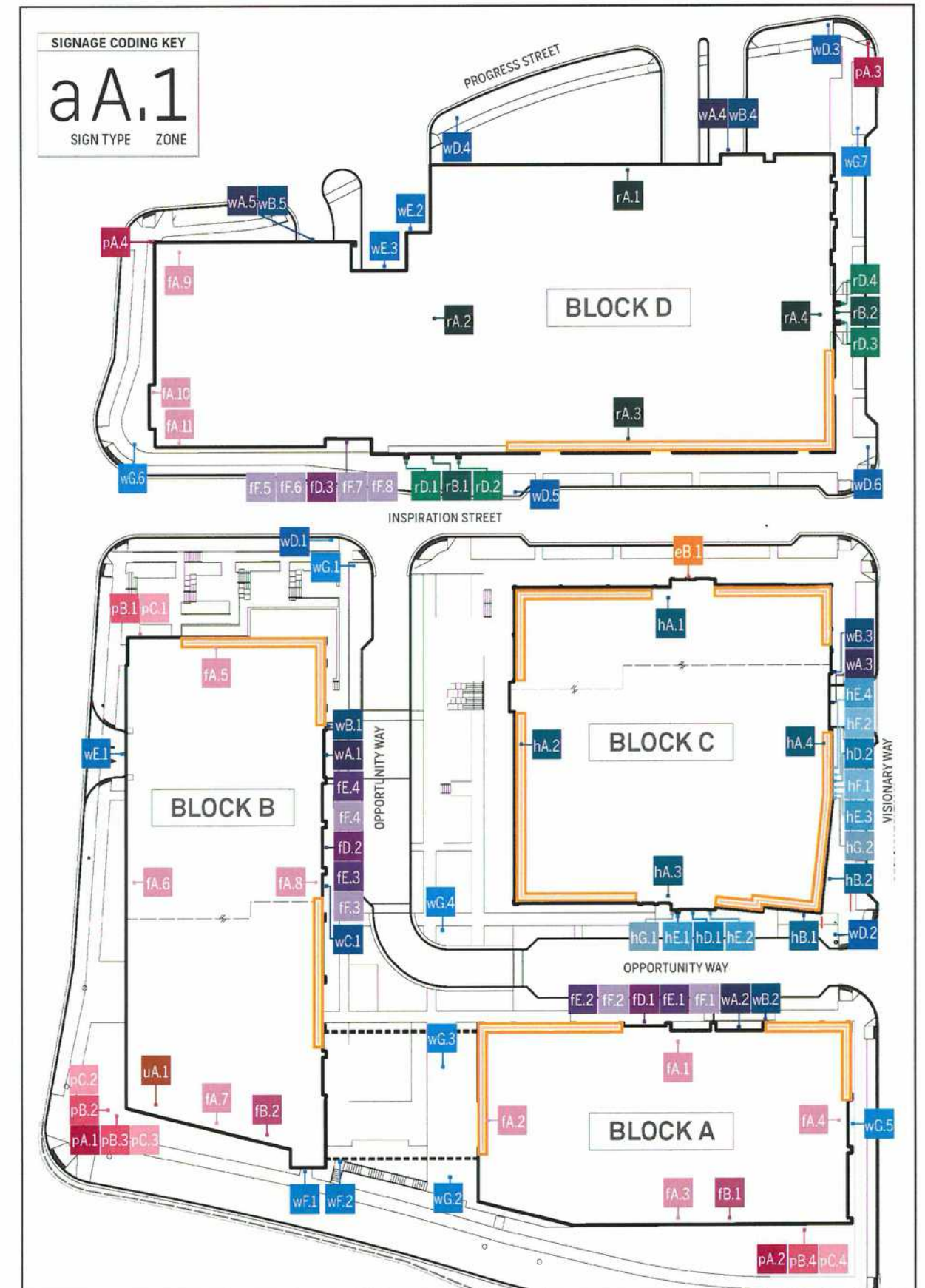


## 1.0 INTRODUCTION

## OVERALL LOCATION PLAN

PROJECT					
<b>pA</b>	FREESTANDING PROJECT IDENTITY	<b>pB</b>	PROJECT IDENTITY	<b>pC</b>	TENANT DIRECTORY
WAYFINDING					
<b>wA</b>	PARKING ENTRANCE IDENTITY	<b>wD</b>	FREESTANDING VEHICULAR DIRECTIONAL	<b>wG</b>	FREESTANDING PEDESTRIAN DIRECTIONAL
<b>wB</b>	PARKING BLADE	<b>wE</b>	LOADING DOCK IDENTITY		
<b>wC</b>	PEDESTRIAN PARKING LOBBY ENTRANCE	<b>wF</b>	PEDESTRIAN DIRECTIONAL		
OFFICE SIGNAGE KEY					
<b>fA</b>	TOP OF BUILDING IDENTITY	<b>fC</b>	NOT USED	<b>fE</b>	PLAQUE IDENTITY
<b>fB</b>	MIDDLE OF BUILDING IDENTITY	<b>fD</b>	ADDRESS ENTRANCE IDENTITY	<b>fF</b>	WINDOW IDENTITY
RETAIL SIGNAGE KEY					
<b>eA</b>	STOREFRONT BLADE	<b>eB</b>	MULTI-TENANT ENTRANCE IDENTITY	<b>eC</b>	TENANT STOREFRONT IDENTITY
 REPRESENTS RETAIL FRONTAGE AREAS (FURTHER DETAILED ON SHEET 4.1)					
RESIDENTIAL SIGNAGE KEY					
<b>rA</b>	TOP OF BUILDING IDENTITY	<b>rC</b>	NOT USED		
<b>rB</b>	ENTRANCE IDENTITY	<b>rD</b>	PLAQUE IDENTITY		
HOTEL SIGNAGE KEY					
<b>hA</b>	TOP OF BUILDING IDENTITY	<b>hD</b>	ENTRANCE IDENTITY	<b>hG</b>	MARQUE BLADE
<b>hB</b>	MIDDLE OF BUILDING IDENTITY	<b>hE</b>	PLAQUE IDENTITY		
<b>hC</b>	NOT USED	<b>hF</b>	WINDOW IDENTITY		
UNIQUE SIGNAGE KEY					
<b>uA</b>	JEWEL BOX DISPLAY				

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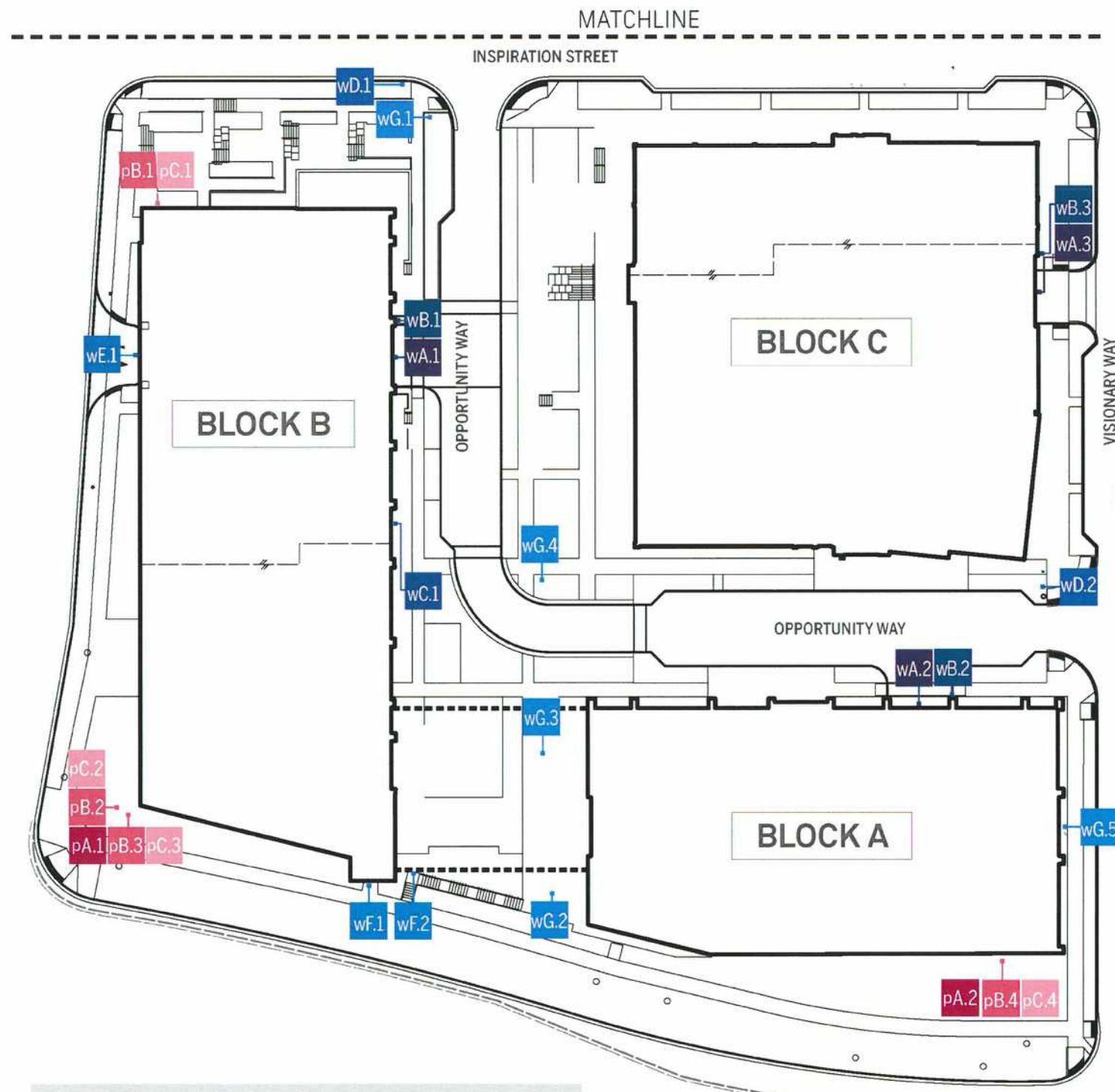
2.0

# (p) PROJECT & (w) WAYFINDING SIGNAGE

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## 2.0 PROJECT & WAYFINDING



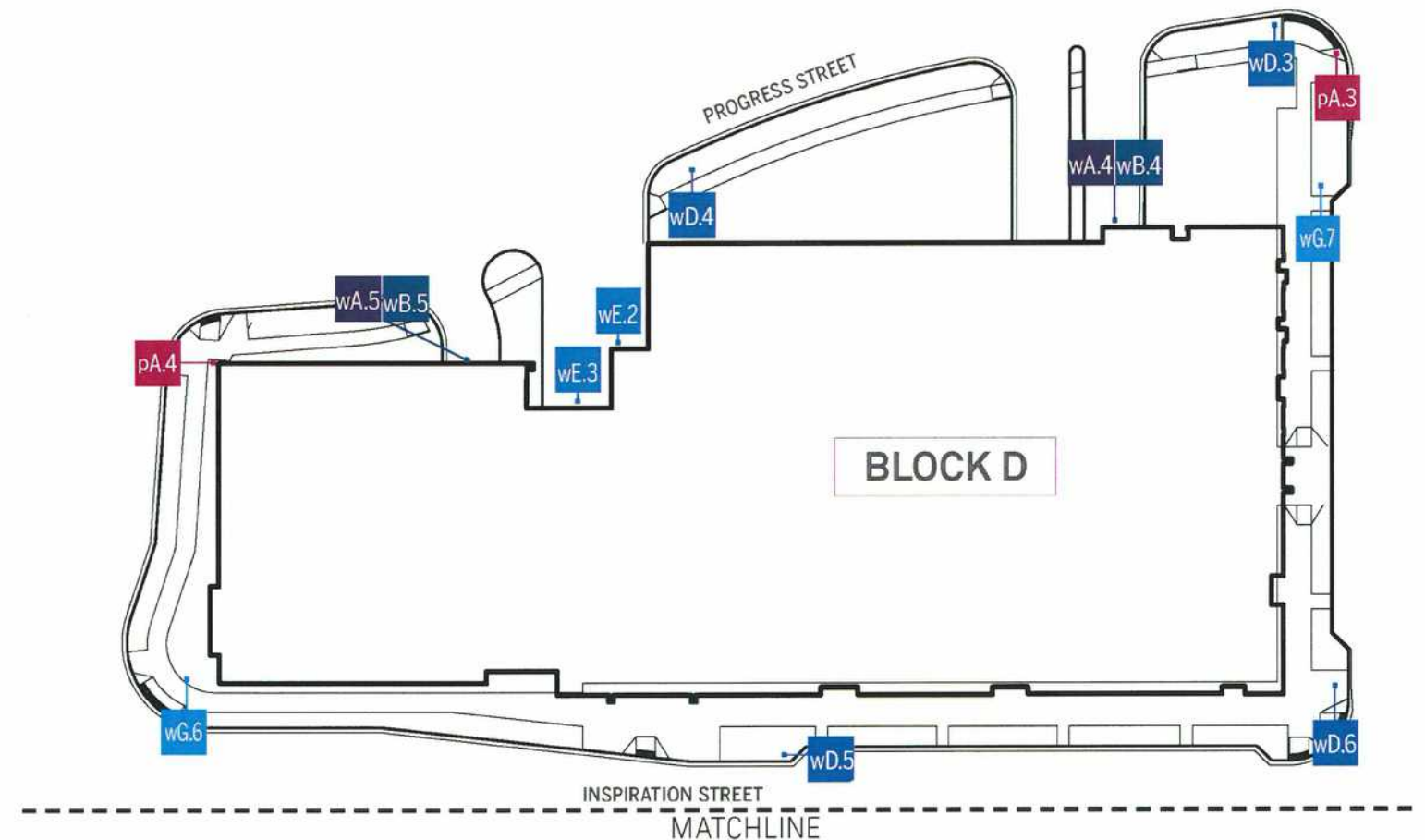
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(p) PROJECT & (w) WAYFINDING - LOCATION PLAN

PROJECT							
<b>pA</b>	FREESTANDING PROJECT IDENTITY		<b>pB</b>	PROJECT IDENTITY		<b>pC</b>	TENANT DIRECTORY

WAYFINDING							
<b>wA</b>	PARKING ENTRANCE IDENTITY		<b>wD</b>	FREESTANDING VEHICULAR DIRECTIONAL		<b>wG</b>	FREESTANDING PEDESTRIAN DIRECTIONAL
<b>wB</b>	PARKING BLADE		<b>wE</b>	LOADING DOCK IDENTITY			
<b>wC</b>	PEDESTRIAN PARKING LOBBY ENTRANCE		<b>wF</b>	PEDESTRIAN DIRECTIONAL			



**PROJECT CODING KEY**

pA.1







SIGN TYPE      ZONE

**WAYFINDING CODING KEY**

**W A . 1**

SIGN TYPE      ZONE



SIGN TYPE	SIGN DESCRIPTION	REPRESENTATIVE EXAMPLE OF SIMILAR SIGNTYPE	SIGN TYPE	SIGN DESCRIPTION	REPRESENTATIVE EXAMPLE OF SIMILAR SIGNTYPE
pA	FREESTANDING PROJECT IDENTITY		WA	PARKING ENTRANCE IDENTITY	
pB	PROJECT IDENTITY		wB	PARKING BLADE	
pC	TENANT DIRECTORY		wC	PEDESTRIAN PARKING LOBBY ENTRANCE	

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SIGN TYPE	SIGN DESCRIPTION	REPRESENTATIVE EXAMPLE OF SIMILAR SIGNTYPE		SIGN TYPE	SIGN DESCRIPTION	REPRESENTATIVE EXAMPLE OF SIMILAR SIGNTYPE	
WD	FREESTANDING VEHICULAR DIRECTIONAL			WF	PEDESTRIAN DIRECTIONAL		
WE	LOADING DOCK IDENTITY			WG	FREESTANDING PEDESTRIAN DIRECTIONAL		

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SIGN TYPE	SIGN DESCRIPTION	ZONE	LOCATION	FORMAT	SIGN QTY.	MAX HEIGHT PER SIGN (ft)	AREA METHOD	PROPOSED MAX SIGN AREA (sq. ft.)		SIGN AREA ALLOWED BY RIGHT (sq. ft.)	CSP SHEET
								PER SIGN	PER ZONE		
pA	FREESTANDING PROJECT IDENTITY										
pA.1	FREESTANDING PROJECT IDENTITY	1	BLOCK B / SW CORNER	FREESTANDING	1	12	METHOD I	120	120	N/A	2.18
pA.2	FREESTANDING PROJECT IDENTITY	2	BLOCK A / SE CORNER	FREESTANDING	1	12	METHOD I	120	120	N/A	2.14
pA.3	FREESTANDING PROJECT IDENTITY	3	BLOCK D / NE CORNER	FREESTANDING	1	12	METHOD I	120	120	N/A	2.24
pA.4	FREESTANDING PROJECT IDENTITY	4	BLOCK D / NW CORNER	FREESTANDING	1	12	METHOD I	120	120	N/A	2.26
pB	PROJECT IDENTITY										
pB.1	PROJECT IDENTITY	1	BLOCK B / NW CORNER	BUILDING MOUNTED	1	10	METHOD I	180	180	N/A	2.16
pB.2	PROJECT IDENTITY	2	BLOCK B / SW CORNER	BUILDING MOUNTED	1	10	METHOD I	180	180	N/A	2.18
pB.3	PROJECT IDENTITY	3	BLOCK B / SW CORNER	BUILDING MOUNTED	1	10	METHOD I	180	180	N/A	2.19
pB.4	PROJECT IDENTITY	4	BLOCK A / SE CORNER	BUILDING MOUNTED	1	10	METHOD I	180	180	N/A	2.14
pC	TENANT DIRECTORY										
pC.1	TENANT DIRECTORY	1	BLOCK B / NW CORNER	BUILDING MOUNTED	12	6	METHOD I	30	360	N/A	2.16
pC.2	TENANT DIRECTORY	2	BLOCK B / SW CORNER	BUILDING MOUNTED	12	6	METHOD I	30	360	N/A	2.18
pC.3	TENANT DIRECTORY	3	BLOCK B / SW CORNER	BUILDING MOUNTED	12	6	METHOD I	30	360	N/A	2.19
pC.4	TENANT DIRECTORY	4	BLOCK A / SE CORNER	BUILDING MOUNTED	12	6	METHOD I	30	360	N/A	2.14

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• For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).



SIGN TYPE	SIGN DESCRIPTION	ZONE	LOCATION	FORMAT	SIGN QTY.	MAX HEIGHT PER SIGN (ft)	AREA METHOD	PROPOSED MAX SIGN AREA (sq. ft.)		SIGN AREA ALLOWED BY RIGHT (sq. ft.)	CSP SHEET
								PER SIGN	PER ZONE		
wA	PARKING ENTRANCE IDENTITY										
wA.1	PARKING ENTRANCE IDENTITY	1	BLOCK B / EAST	BUILDING MOUNTED	1	4	METHOD I	48	48	N/A	2.20
wA.2	PARKING ENTRANCE IDENTITY	2	BLOCK A / NORTH	BUILDING MOUNTED	1	4	METHOD I	48	48	N/A	2.12
wA.3	PARKING ENTRANCE IDENTITY	3	BLOCK C / EAST	BUILDING MOUNTED	1	4	METHOD I	48	48	N/A	2.23
wA.4	PARKING ENTRANCE IDENTITY	4	BLOCK D / NORTH	BUILDING MOUNTED	1	4	METHOD I	48	48	N/A	2.24
wA.5	PARKING ENTRANCE IDENTITY	5	BLOCK D / NORTH	BUILDING MOUNTED	1	4	METHOD I	48	48	N/A	2.26
wB	PARKING BLADE										
wB.1	PARKING BLADE	1	BLOCK B / EAST	PROJECTING OR BLADE	1	4	METHOD I	20	20	N/A	2.20
wB.2	PARKING BLADE	2	BLOCK A / NORTH	PROJECTING OR BLADE	1	4	METHOD I	20	20	N/A	2.12
wB.3	PARKING BLADE	3	BLOCK C / EAST	PROJECTING OR BLADE	1	4	METHOD I	20	20	N/A	2.23
wB.4	PARKING BLADE	4	BLOCK D / NORTH	PROJECTING OR BLADE	1	4	METHOD I	20	20	N/A	2.24
wB.5	PARKING BLADE	5	BLOCK D / NORTH	PROJECTING OR BLADE	1	4	METHOD I	20	20	N/A	2.26
wC	PEDESTRIAN PARKING LOBBY ENTRANCE										
wC.1	PEDESTRIAN PARKING LOBBY ENTRANCE	1	BLOCK B / EAST	BUILDING MOUNTED OR CANOPY/MARQUEE	1	4	METHOD I	20	20	N/A	2.20
wD	FREESTANDING VEHICULAR DIRECTIONAL										
wD.1	FREESTANDING VEHICULAR DIRECTIONAL	1	BLOCK B / NORTH	FREESTANDING	1	12	METHOD I	60	60	N/A	2.16
wD.2	FREESTANDING VEHICULAR DIRECTIONAL	2	BLOCK C / SOUTH	FREESTANDING	1	12	METHOD I	60	60	N/A	2.22
wD.3	FREESTANDING VEHICULAR DIRECTIONAL	3	BLOCK D / NORTH	FREESTANDING	1	12	METHOD I	60	60	N/A	2.24
wD.4	FREESTANDING VEHICULAR DIRECTIONAL	4	BLOCK D / SOUTH	FREESTANDING	1	12	METHOD I	60	60	N/A	2.28
wD.5	FREESTANDING VEHICULAR DIRECTIONAL	5	BLOCK D / EAST	FREESTANDING	1	12	METHOD I	60	60	N/A	2.29

• For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).

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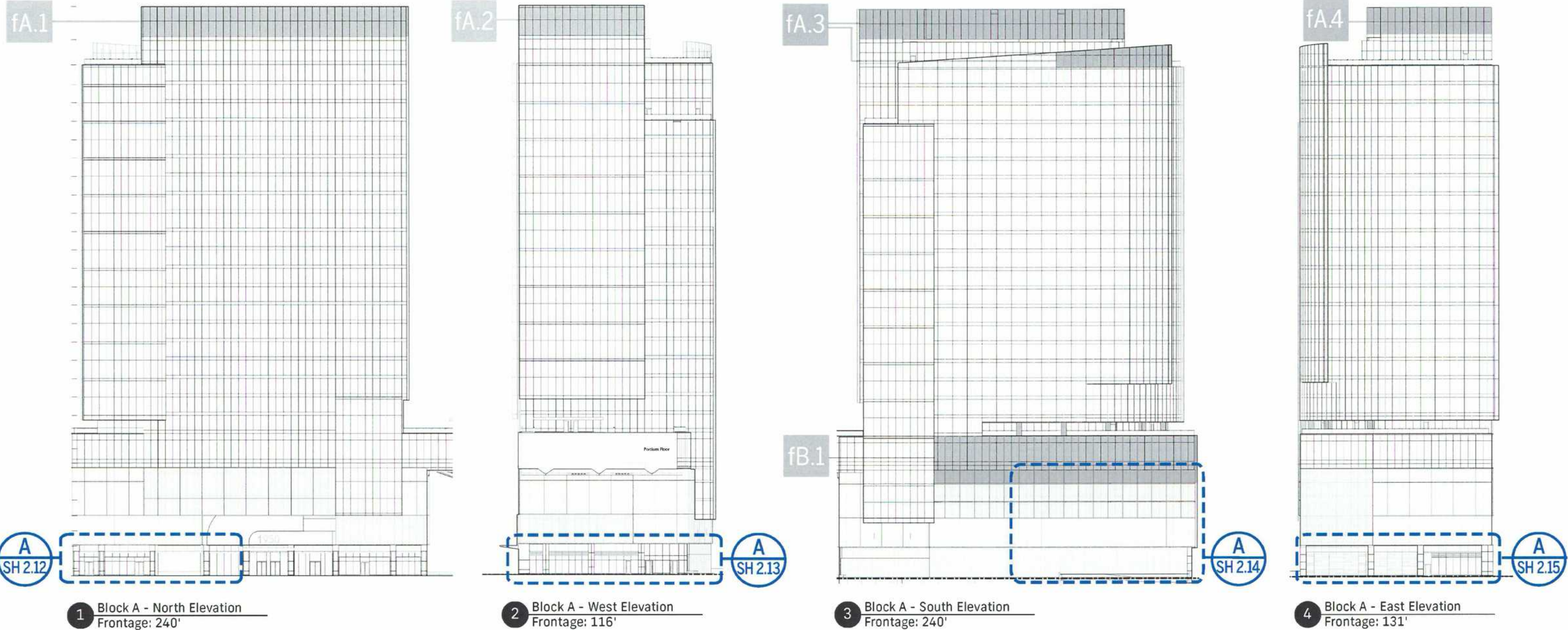


SIGN TYPE	SIGN DESCRIPTION	ZONE	LOCATION	FORMAT	SIGN QTY.	MAX HEIGHT PER SIGN (ft)	AREA METHOD	PROPOSED MAX SIGN AREA (sq. ft.)		SIGN AREA ALLOWED BY RIGHT (sq. ft.)	CSP SHEET
								PER SIGN	PER ZONE		
wE	LOADING DOCK IDENTITY										
wE.1	LOADING DOCK IDENTITY	1	BLOCK B / WEST	BUILDING MOUNTED	1	2	METHOD I	24	24	N/A	2.17
wE.2	LOADING DOCK IDENTITY	2	BLOCK D / NORTH	BUILDING MOUNTED	1	2	METHOD I	24	24	N/A	2.25
wE.3	LOADING DOCK IDENTITY	3	BLOCK D / NORTH	BUILDING MOUNTED	1	2	METHOD I	24	24	N/A	2.25
wF	PEDESTRIAN DIRECTIONAL										
wF.1	PEDESTRIAN DIRECTIONAL	1	BLOCK B / SOUTH	BUILDING MOUNTED	1	5	METHOD I	25	25	N/A	2.19
wF.2	PEDESTRIAN DIRECTIONAL	2	BLOCK B / SOUTH	BUILDING MOUNTED	1	5	METHOD I	25	25	N/A	2.19
wG	FREESTANDING PEDESTRIAN DIRECTIONAL										
wG.1	FREESTANDING PEDESTRIAN DIRECTIONAL	1	BLOCK B / NORTH	FREESTANDING	1	8	METHOD I	40	40	N/A	2.16
wG.2	FREESTANDING PEDESTRIAN DIRECTIONAL	2	BLOCK A / WEST	FREESTANDING	1	8	METHOD I	40	40	N/A	2.13
wG.3	FREESTANDING PEDESTRIAN DIRECTIONAL	3	BLOCK A / WEST	FREESTANDING	1	8	METHOD I	40	40	N/A	2.13
wG.4	FREESTANDING PEDESTRIAN DIRECTIONAL	4	BLOCK C / WEST	FREESTANDING	1	8	METHOD I	40	40	N/A	2.21
wG.5	FREESTANDING PEDESTRIAN DIRECTIONAL	5	BLOCK A / EAST	FREESTANDING	1	8	METHOD I	40	40	N/A	2.15
wG.6	FREESTANDING PEDESTRIAN DIRECTIONAL	6	BLOCK D / WEST	FREESTANDING	1	8	METHOD I	40	40	N/A	2.27
wG.7	FREESTANDING PEDESTRIAN DIRECTIONAL	7	BLOCK D / EAST	FREESTANDING	1	8	METHOD I	40	40	N/A	2.30



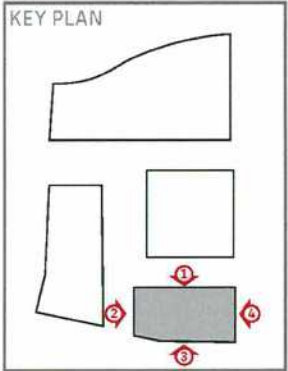
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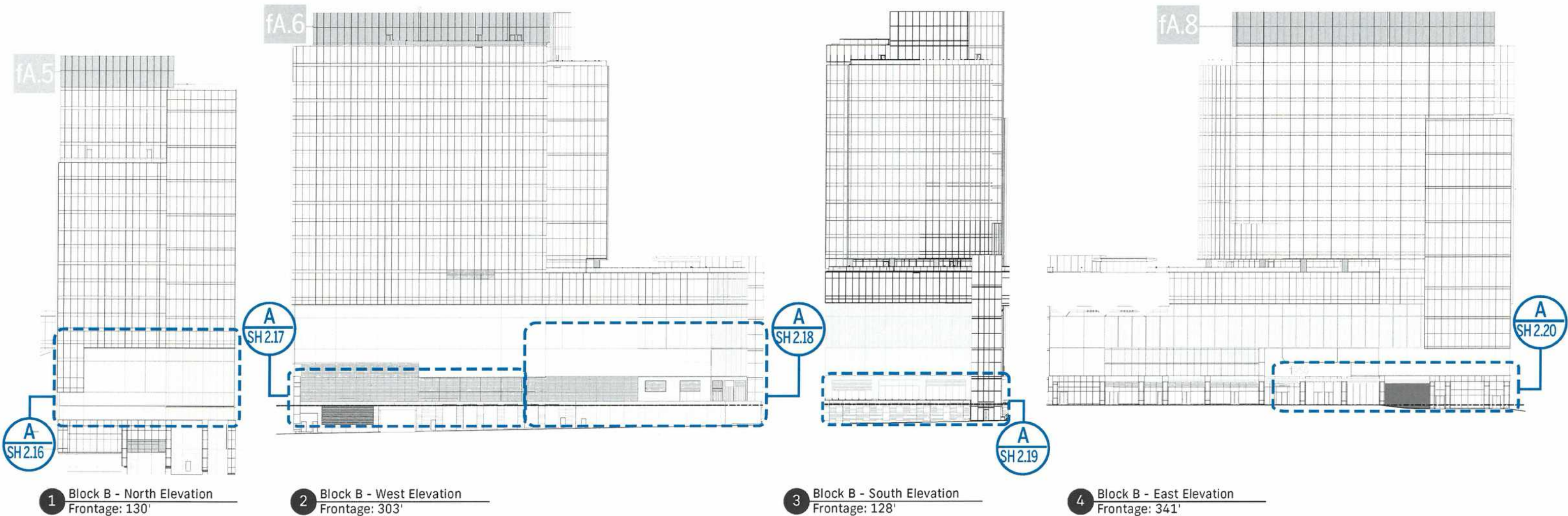


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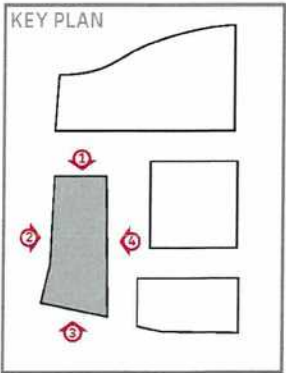






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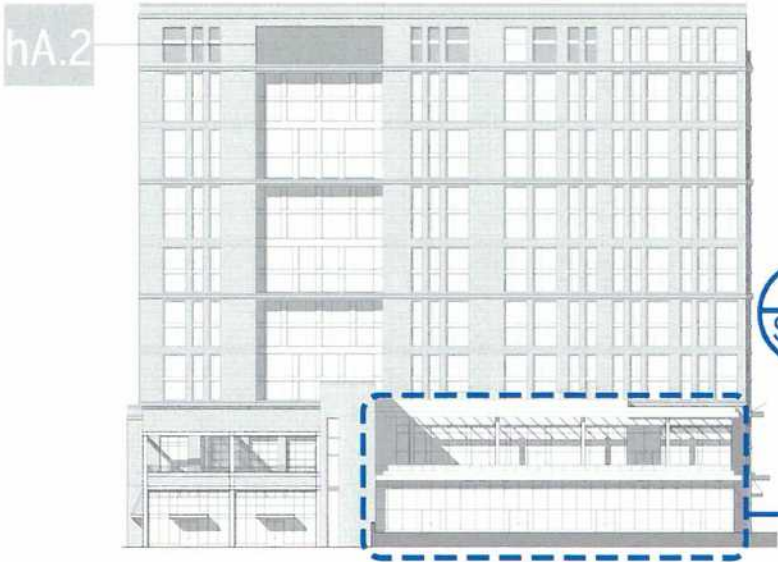
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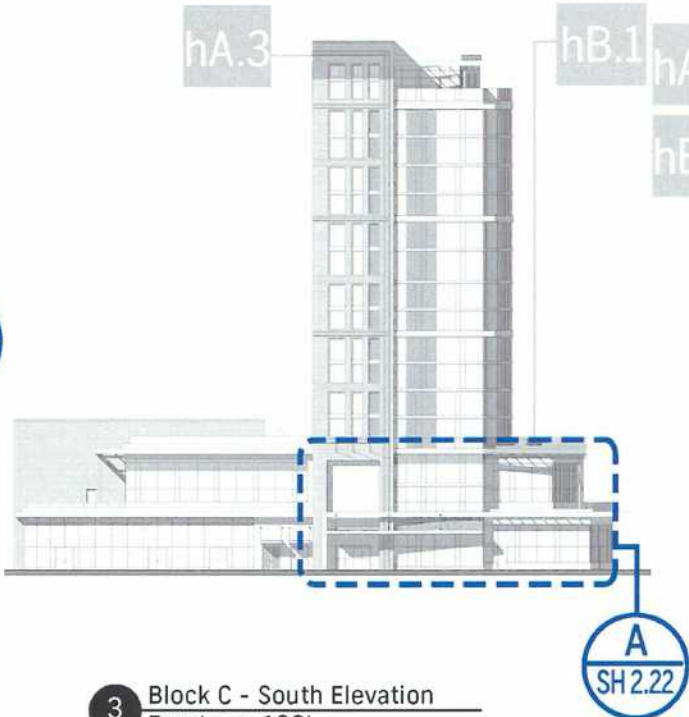




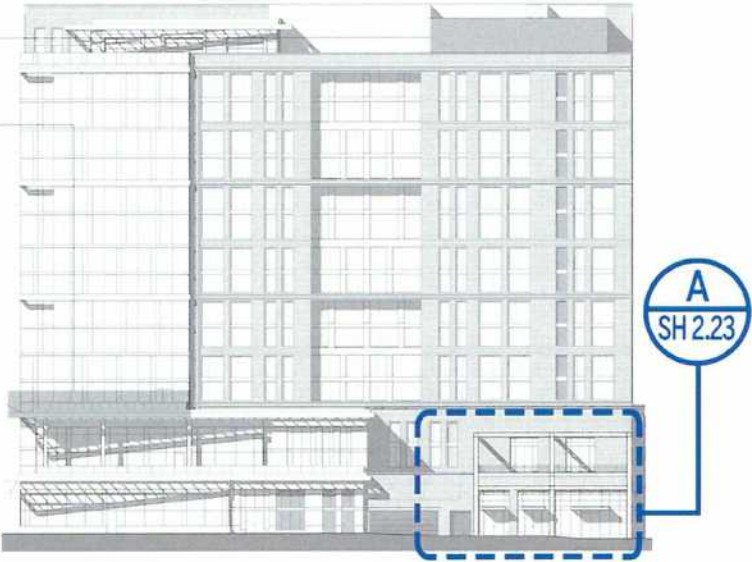
1 Block C - North Elevation  
Frontage: 204'



2 Block C - West Elevation  
Frontage: 204'



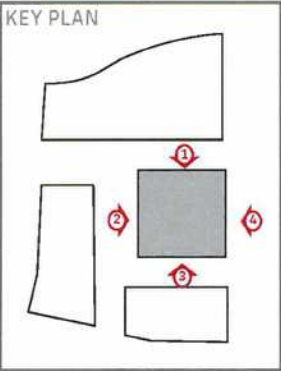
3 Block C - South Elevation  
Frontage: 196'



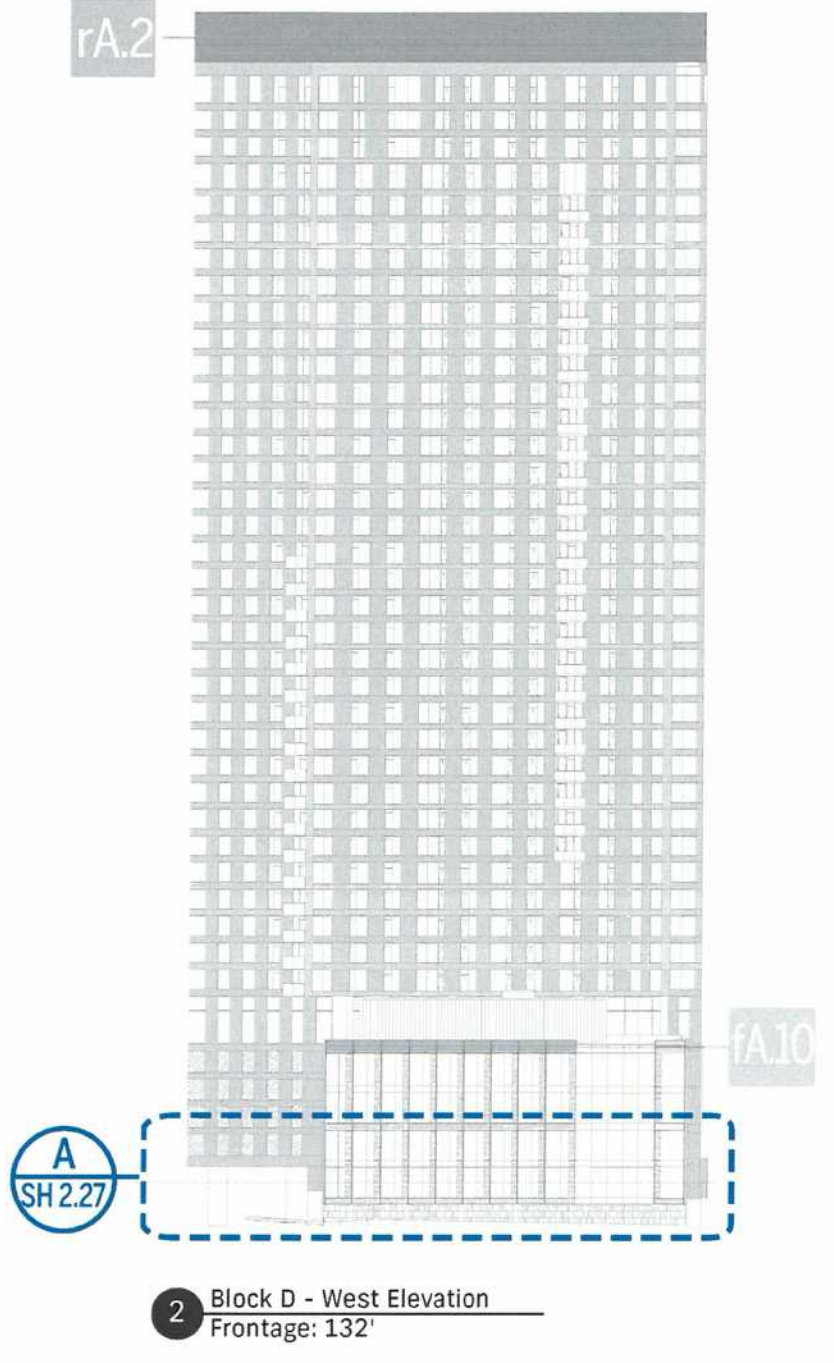
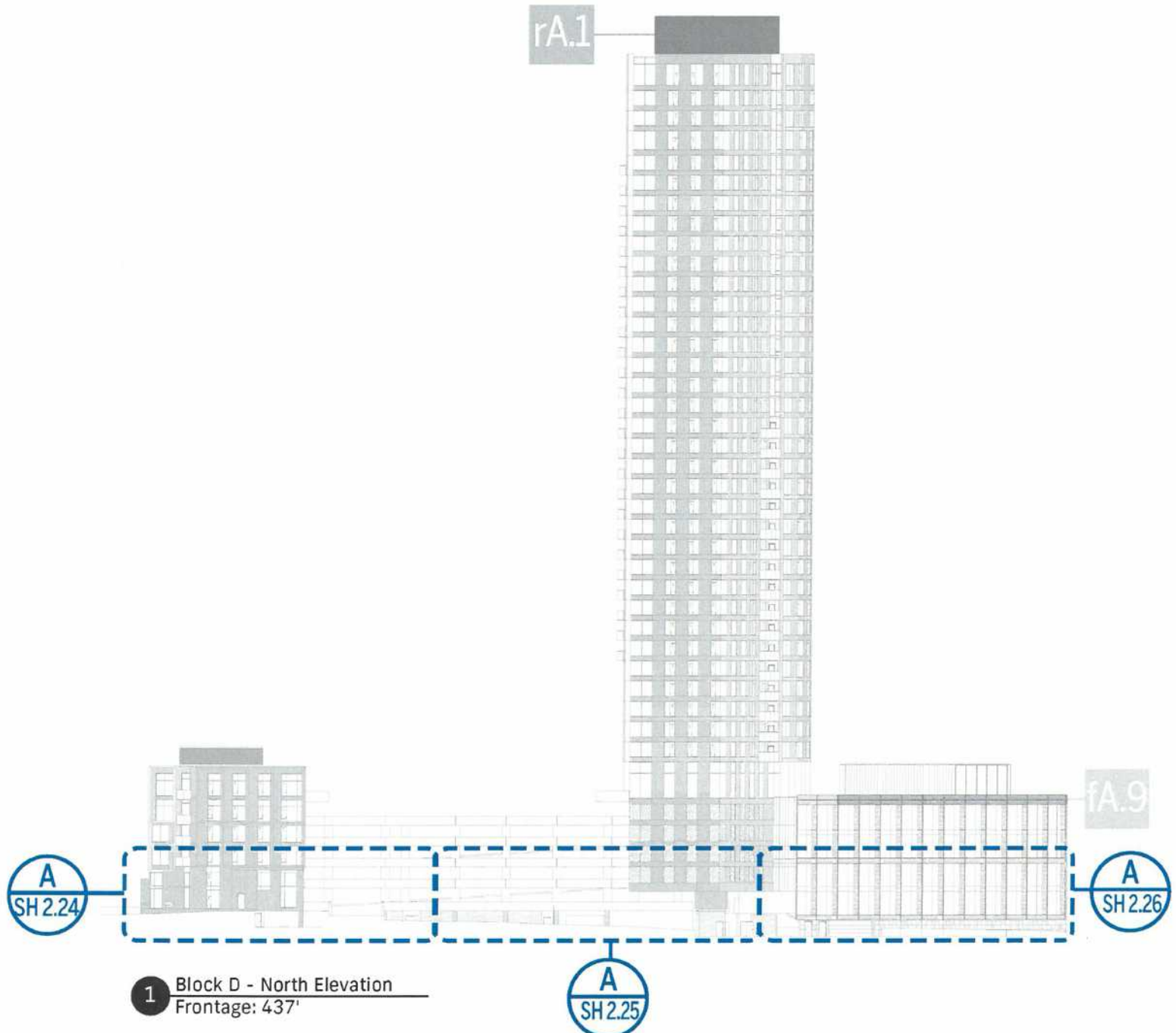
4 Block C - East Elevation  
Frontage: 211'

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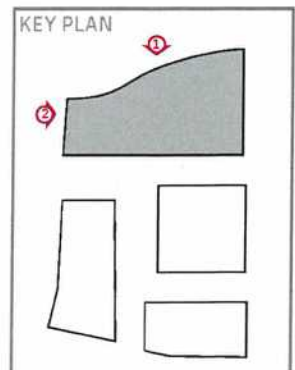




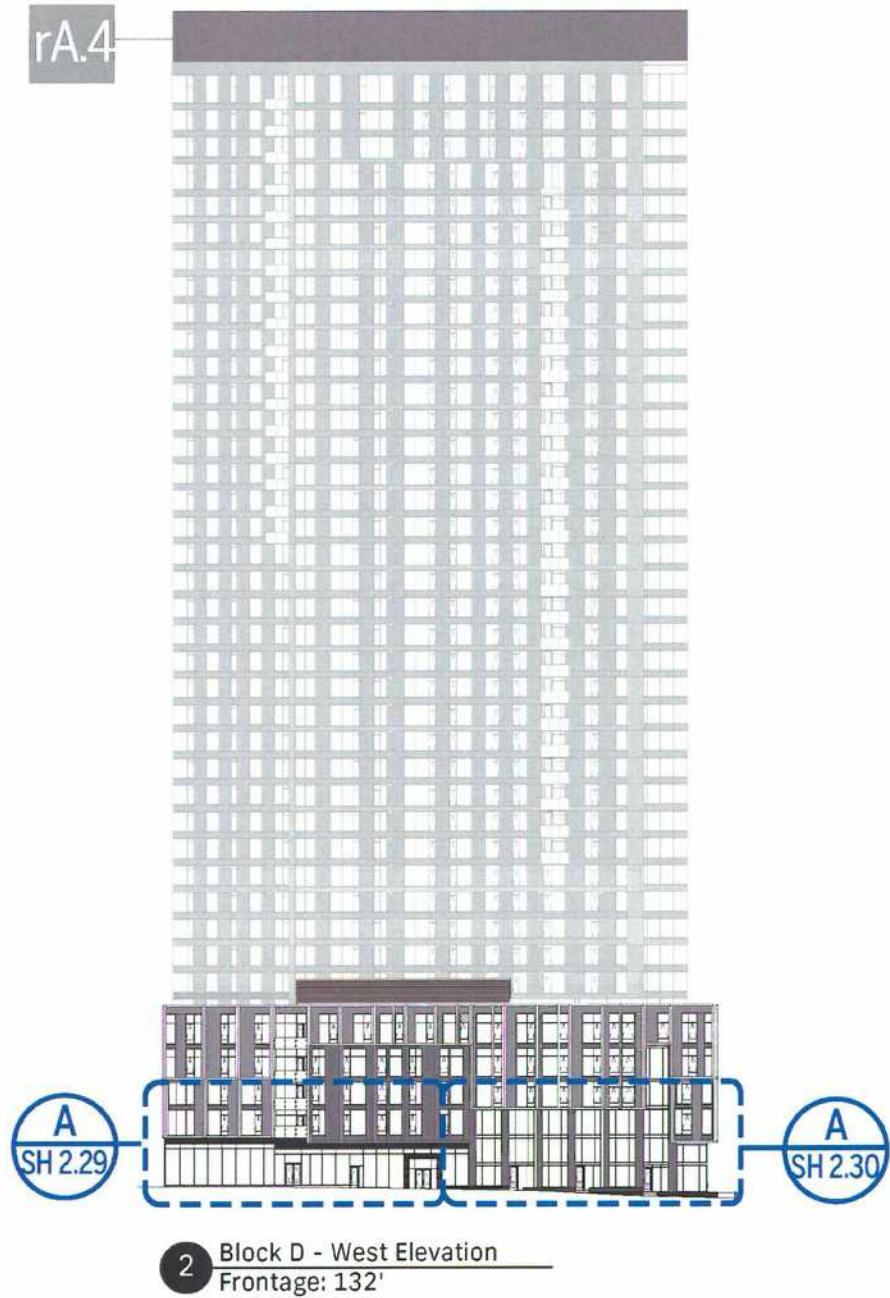
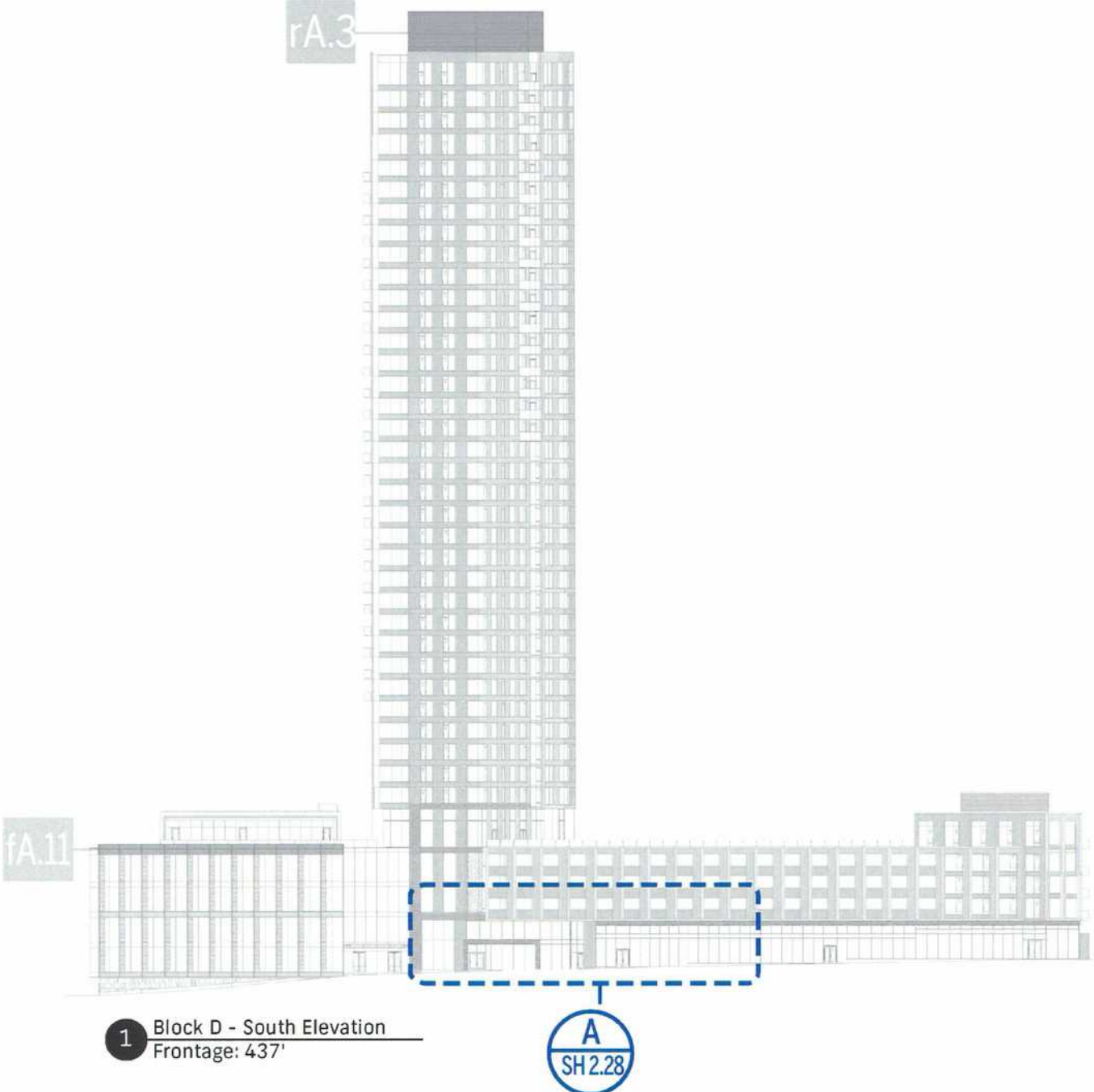
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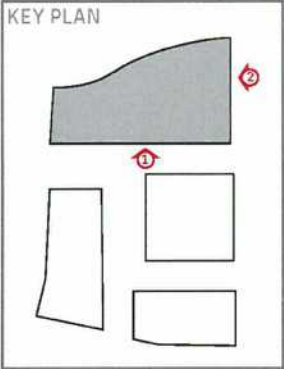
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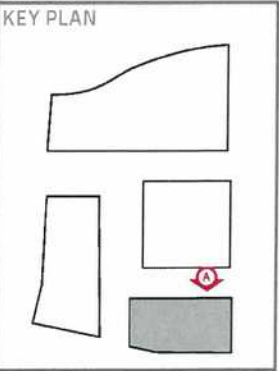




A North Elevation Detail  
Scale: 3/32" = 1'-0"

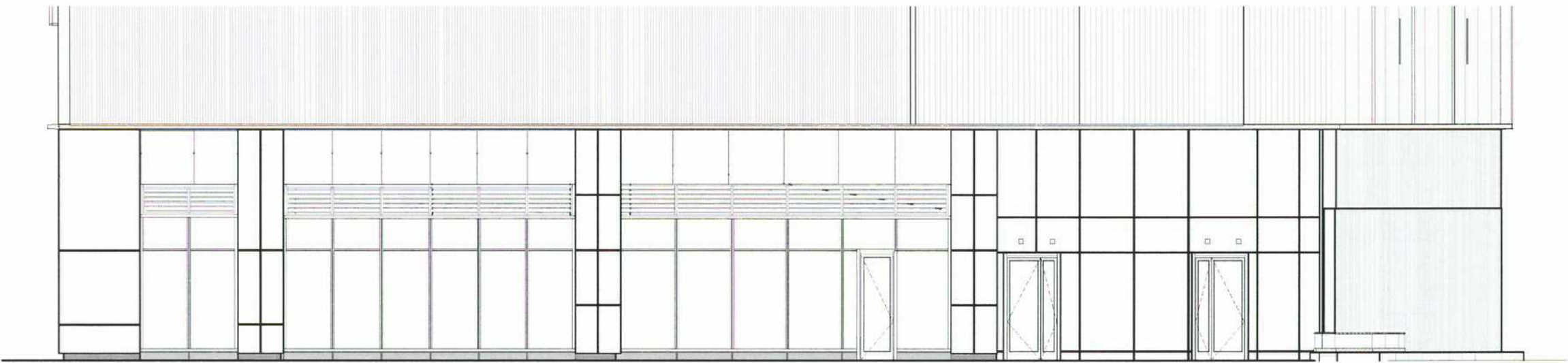
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
wA	PARKING ENTRANCE IDENTITY	48
wB	PARKING BLADE	20



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wG.3

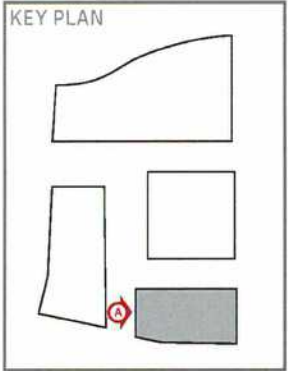
wG.2

A West Elevation Detail  
Scale: 3/32" = 1'-0"

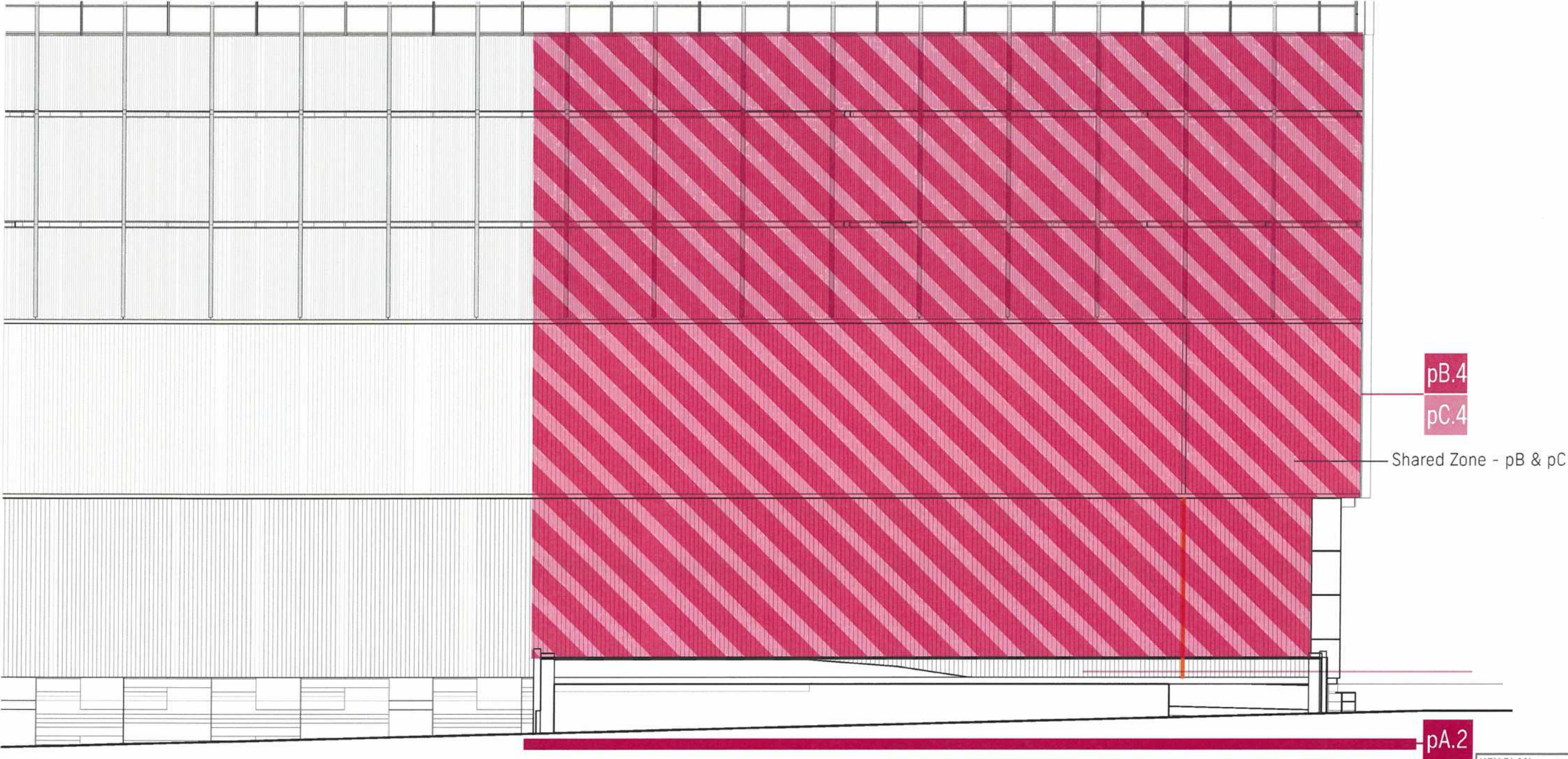
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
wG	FREESTANDING PEDESTRIAN DIRECTIONAL	40





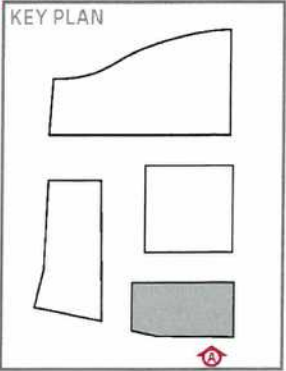


**A** South Elevation Detail  
Scale: 3/32" = 1'-0"

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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
pA	FREESTANDING PROJECT IDENTITY	120
pB	PROJECT IDENTITY	180
pC	TENANT DIRECTORY	360





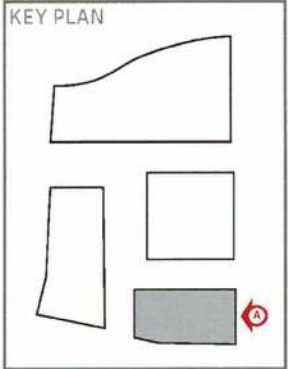


A East Elevation Detail  
Scale: 3/32" = 1'-0"

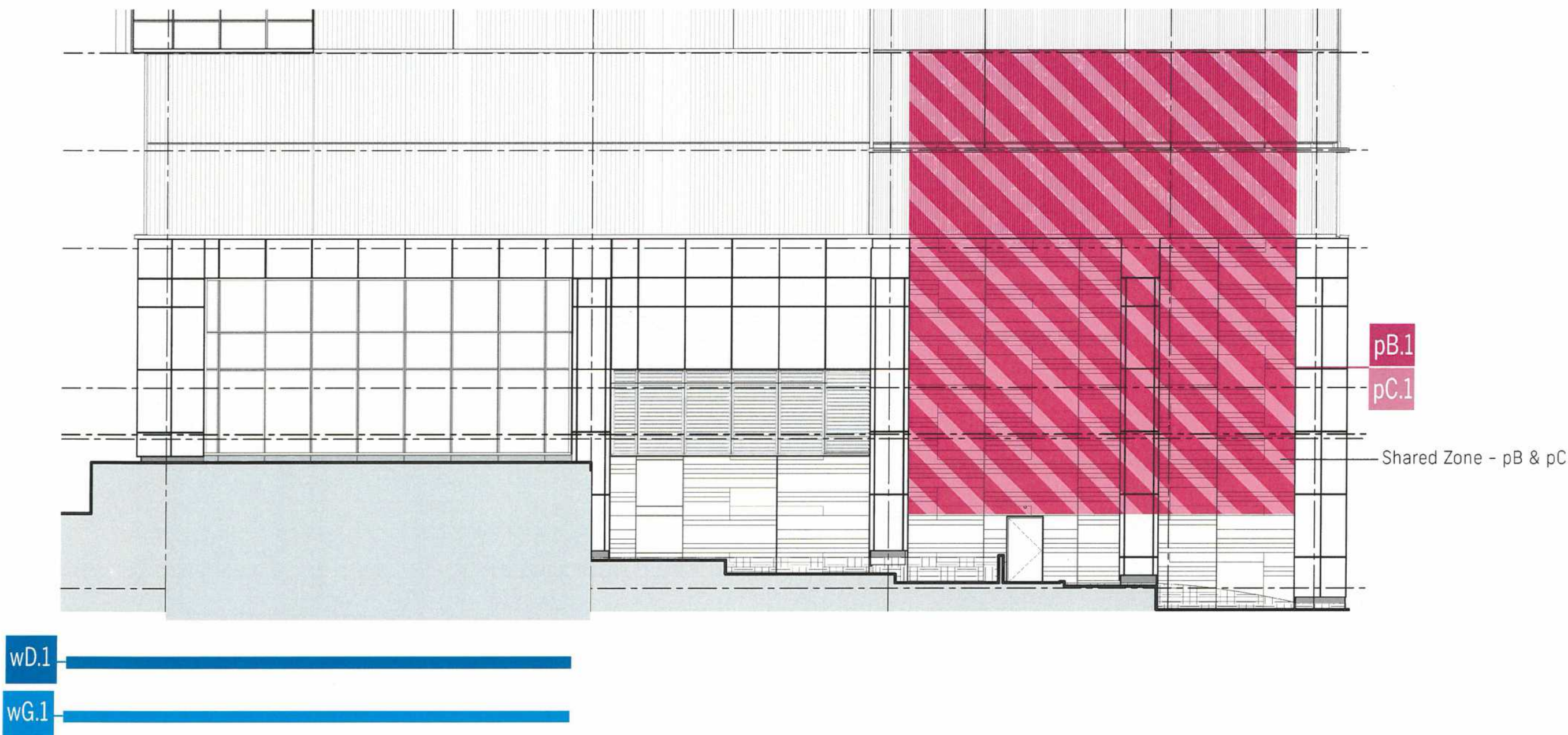
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
wG	FREESTANDING PEDESTRIAN DIRECTIONAL	40





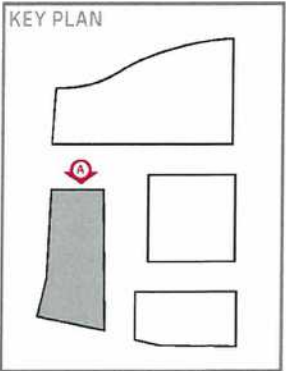


A North Elevation Detail  
Scale: 3/32" = 1'-0"

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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
pB	PROJECT IDENTITY	180
pC	TENANT DIRECTORY	360
wD	FREESTANDING VEHICULAR DIRECTIONAL	60
wG	FREESTANDING PEDESTRIAN DIRECTIONAL	40



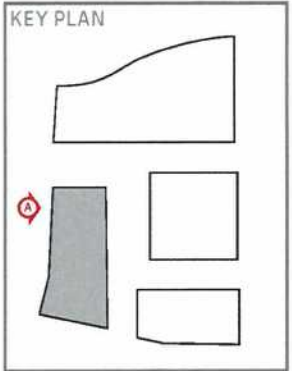




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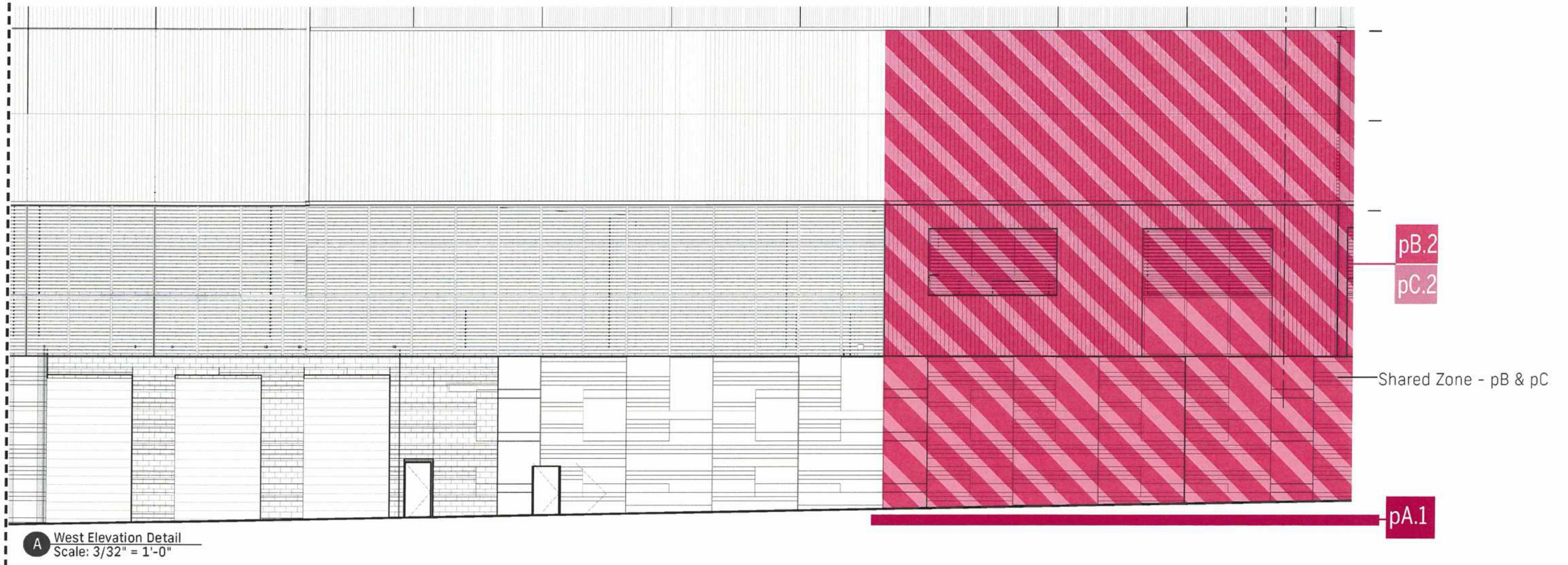
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
wE	LOADING DOCK IDENTITY	24





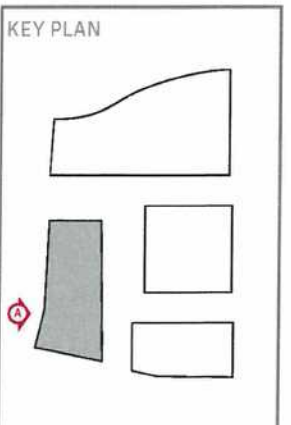
MATCHLINE  
SEE SHEET 2.17



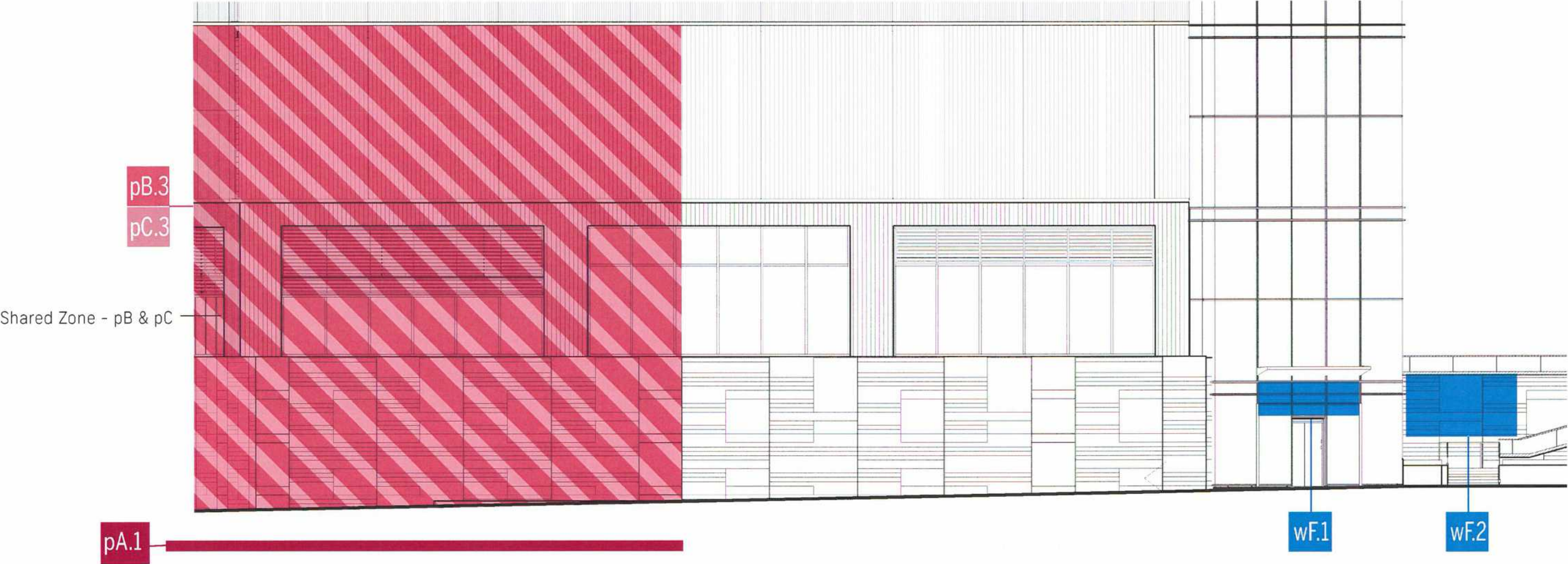
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- Sign zone pA.1 shown here is a partial zone. See sheet 2.19 for the rest of the zone.

MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
<b>pA</b>	FREESTANDING PROJECT IDENTITY	120
<b>pB</b>	PROJECT IDENTITY	180
<b>pC</b>	TENANT DIRECTORY	360



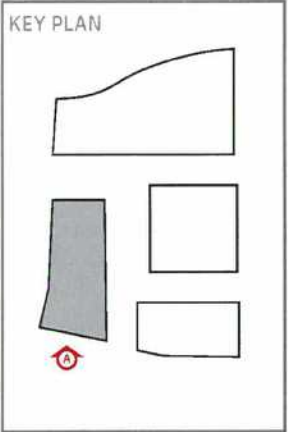




A South Elevation Detail  
Scale: 3/32" = 1'-0"

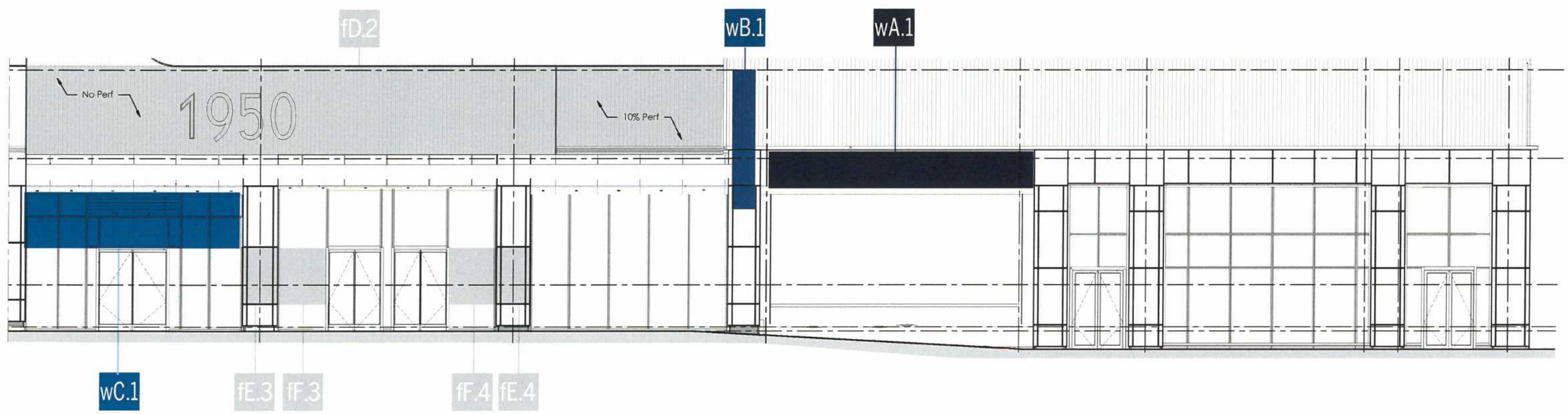
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- Sign zone pA.1 shown here is a partial zone. See sheet 2.18 for the rest of the zone.

MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
pA	FREESTANDING PROJECT IDENTITY	120
pB	PROJECT IDENTITY	180
pC	TENANT DIRECTORY	360
wF	PEDESTRIAN DIRECTIONAL	25



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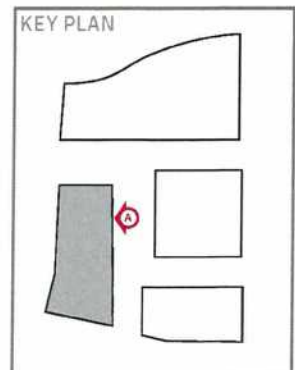


A East Elevation Detail  
Scale: 3/32" = 1'-0"

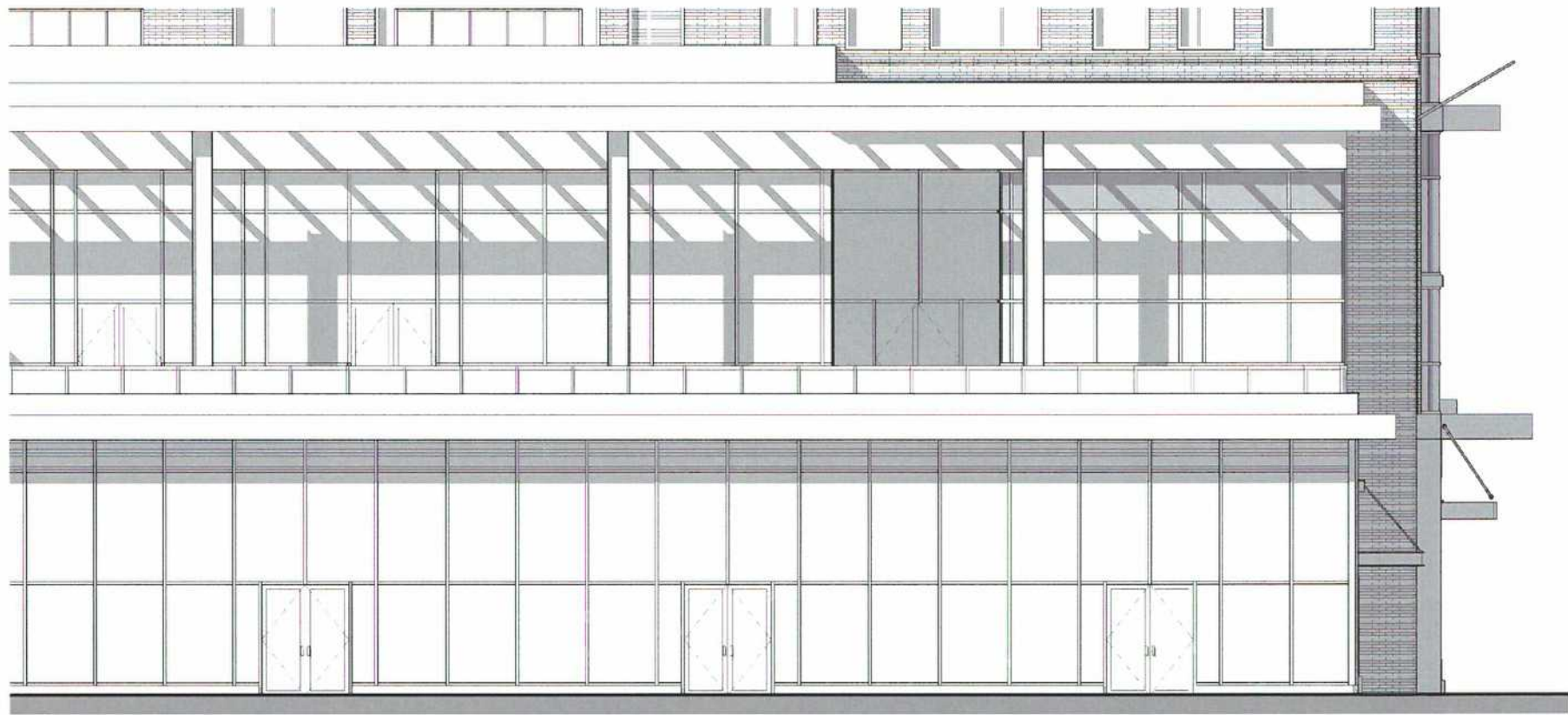
FAIRFAX COUNTY STAMP HERE

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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
WA	PARKING ENTRANCE IDENTITY	48
WB	PARKING BLADE	20
WC	PEDESTRIAN PARKING LOBBY ENTRANCE	20







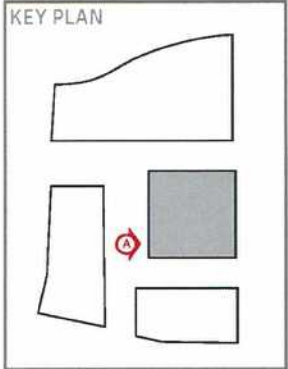
A West Elevation Detail  
Scale: 3/32" = 1'-0"

wG.4

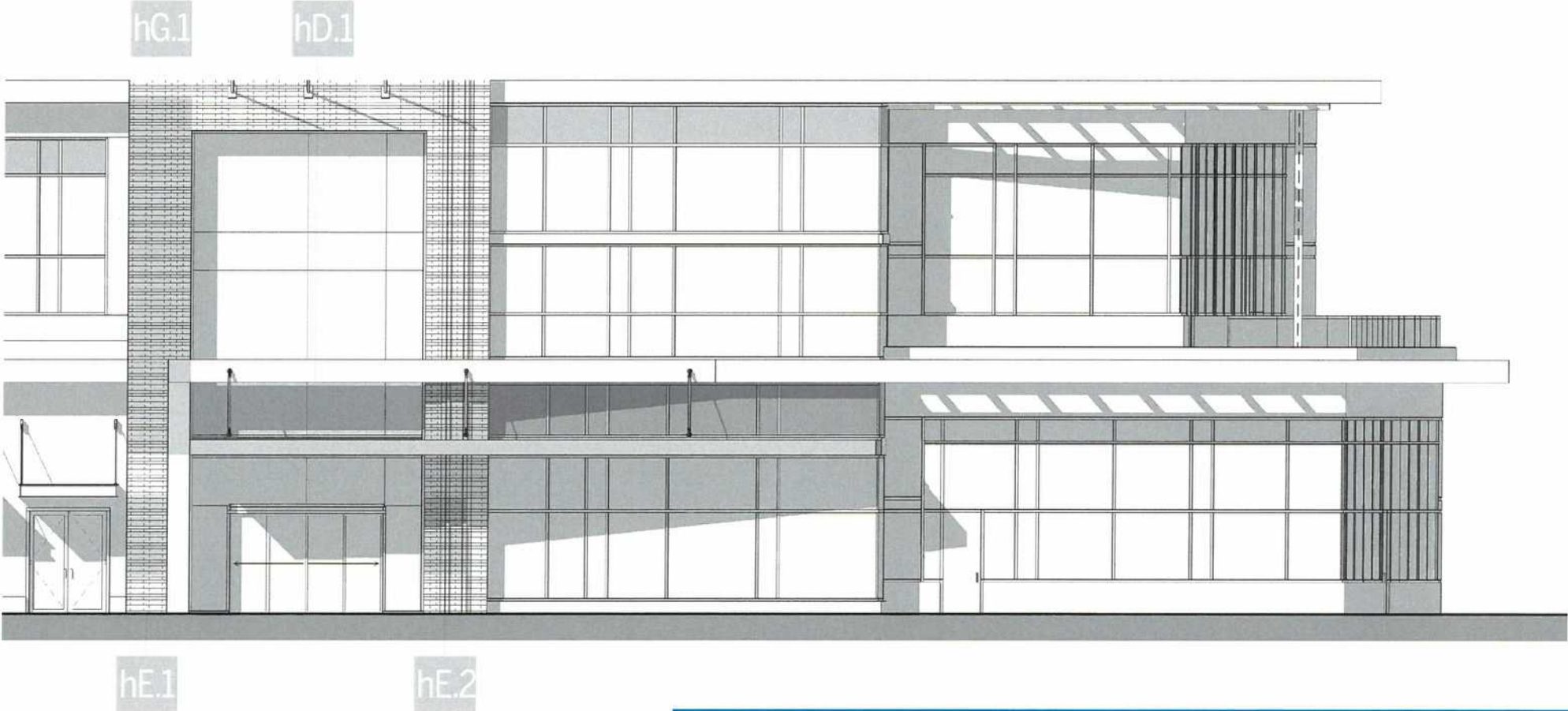
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
wG	FREESTANDING PEDESTRIAN DIRECTIONAL	40



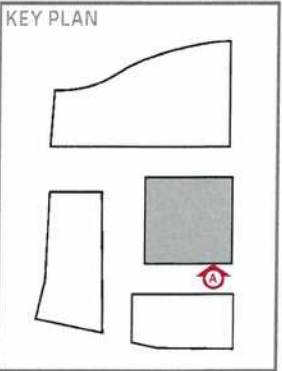




A South Elevation Detail  
Scale: 3/32" = 1'-0"

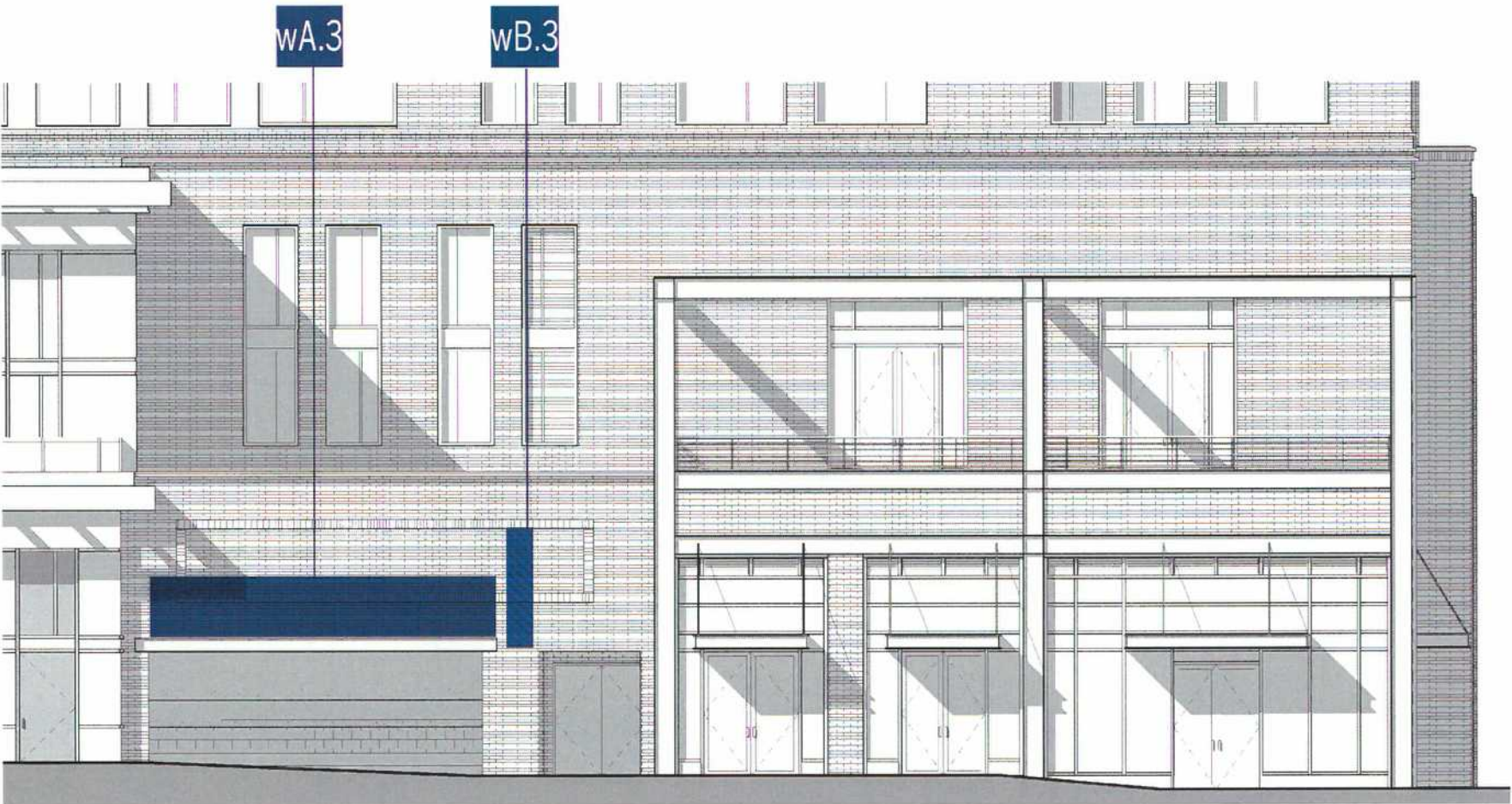
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
<b>wD</b>	FREESTANDING VEHICULAR DIRECTIONAL	60



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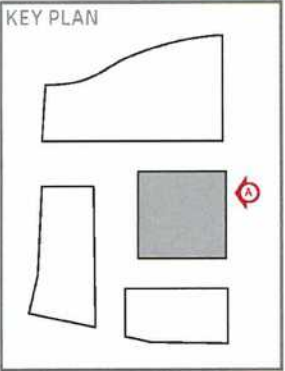




**A** East Elevation Detail  
Scale: 3/32" = 1'-0"

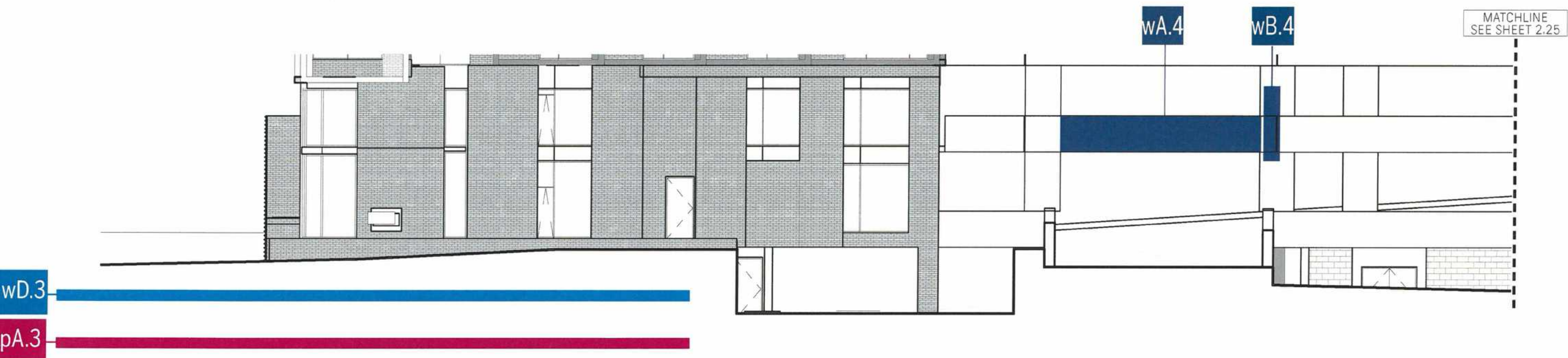
- Sign zones shown in gray are detailed in other sections and shown here for reference
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
<b>wA</b>	PARKING ENTRANCE IDENTITY	48
<b>wB</b>	PARKING BLADE	20



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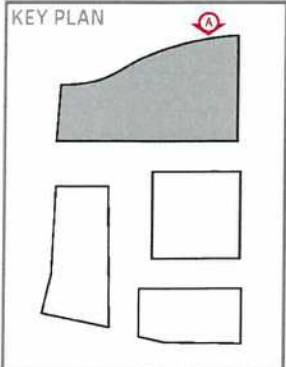


A North Elevation Detail  
Scale: 3/32" = 1'-0"

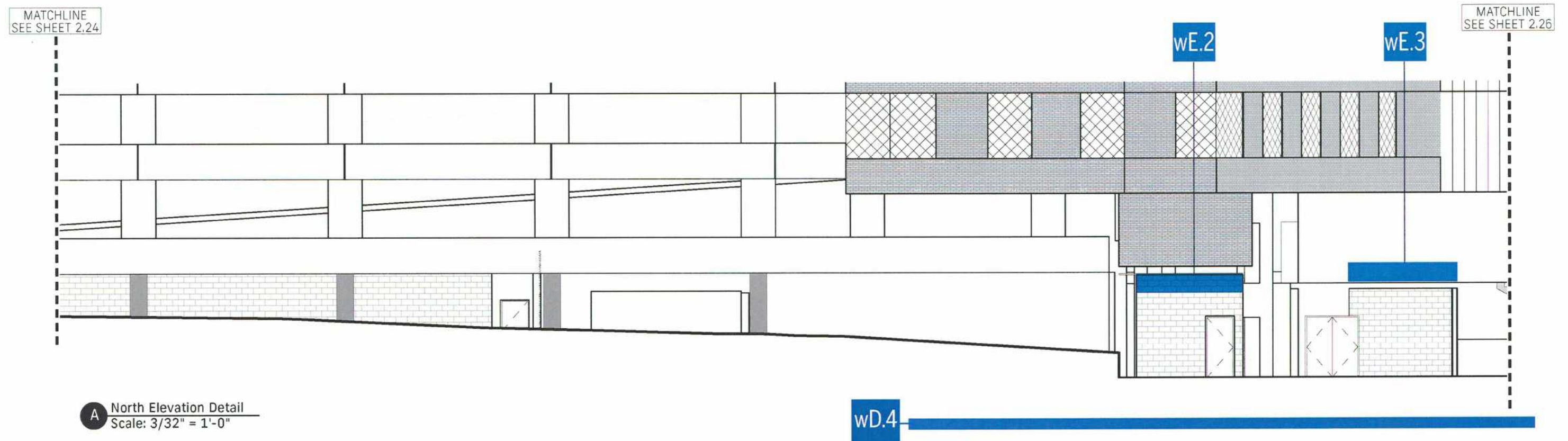
FAIRFAX COUNTY STAMP HERE

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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
pA	FREESTANDING PROJECT IDENTITY	120
wA	PARKING ENTRANCE IDENTITY	48
wB	PARKING BLADE	20
wD	FREESTANDING VEHICULAR DIRECTIONAL	60





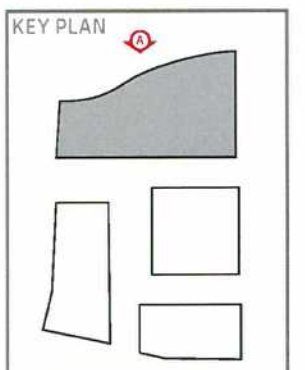


**A** North Elevation Detail  
Scale:  $3/32" = 1'-0"$

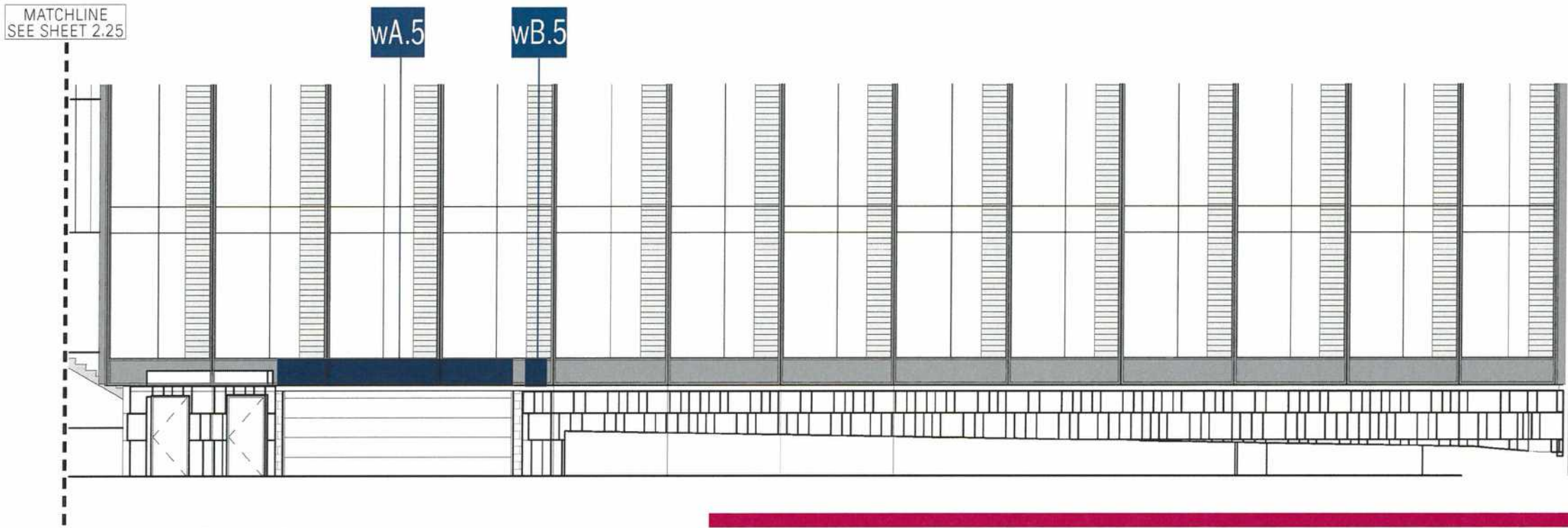
FAIRFAX COUNTY STAMP HERE

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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
<b>wE</b>	LOADING DOCK IDENTITY	24
<b>wD</b>	FREESTANDING VEHICULAR DIRECTIONAL	60





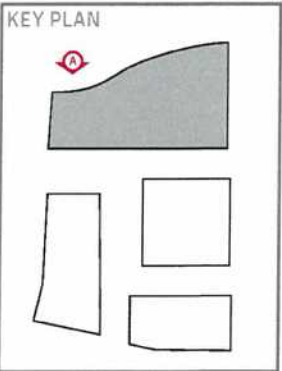


A North Elevation Detail  
Scale: 3/32" = 1'-0"

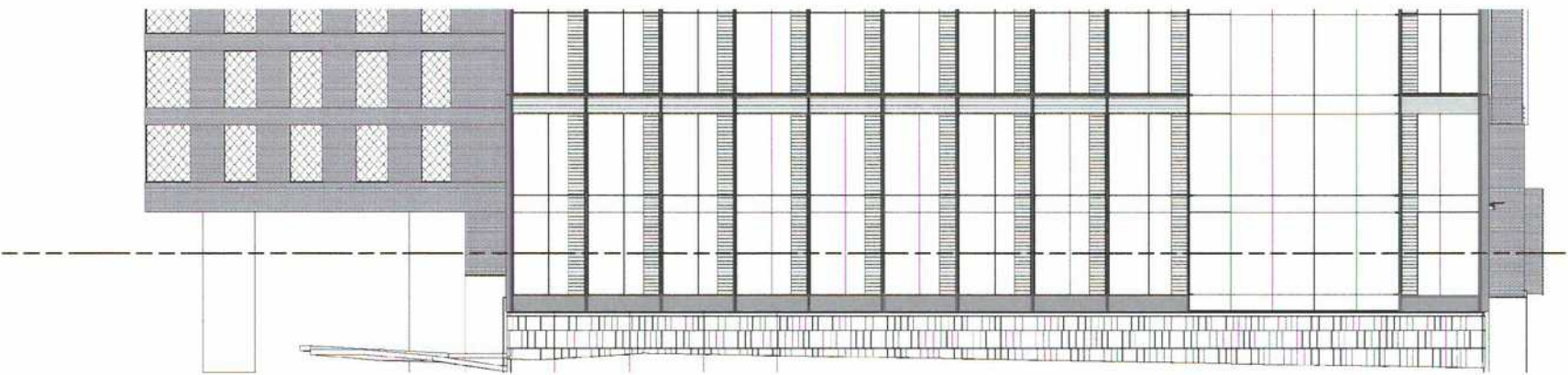
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
pA	FREESTANDING PROJECT IDENTITY	120
wA	PARKING ENTRANCE IDENTITY	48
wB	PARKING BLADE	20







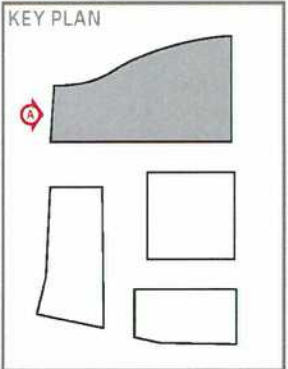
A West Elevation Detail  
Scale: 3/32" = 1'-0"



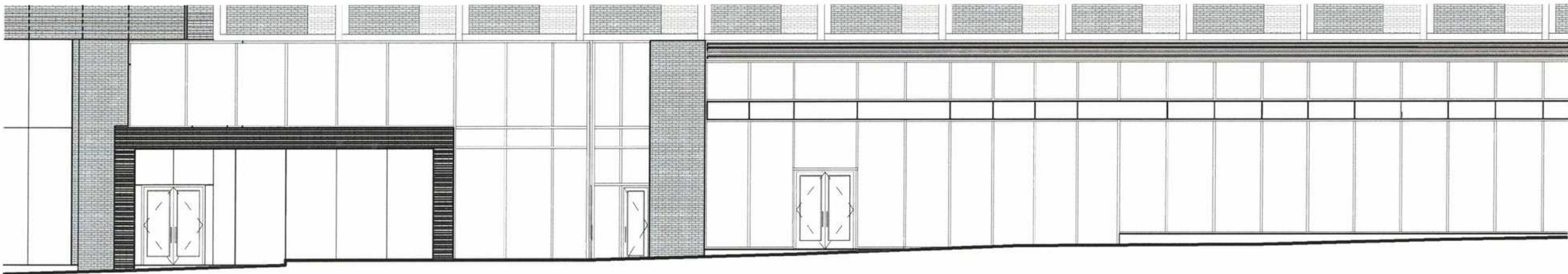
FAIRFAX COUNTY STAMP HERE

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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
wG	FREESTANDING PEDESTRIAN DIRECTIONAL	40







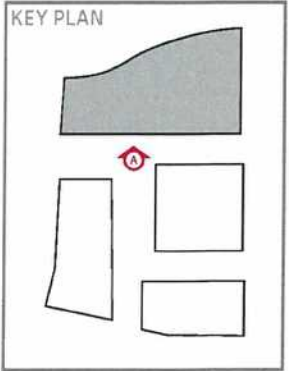
wD.4

A South Elevation Detail  
Scale: 3/32" = 1'-0"

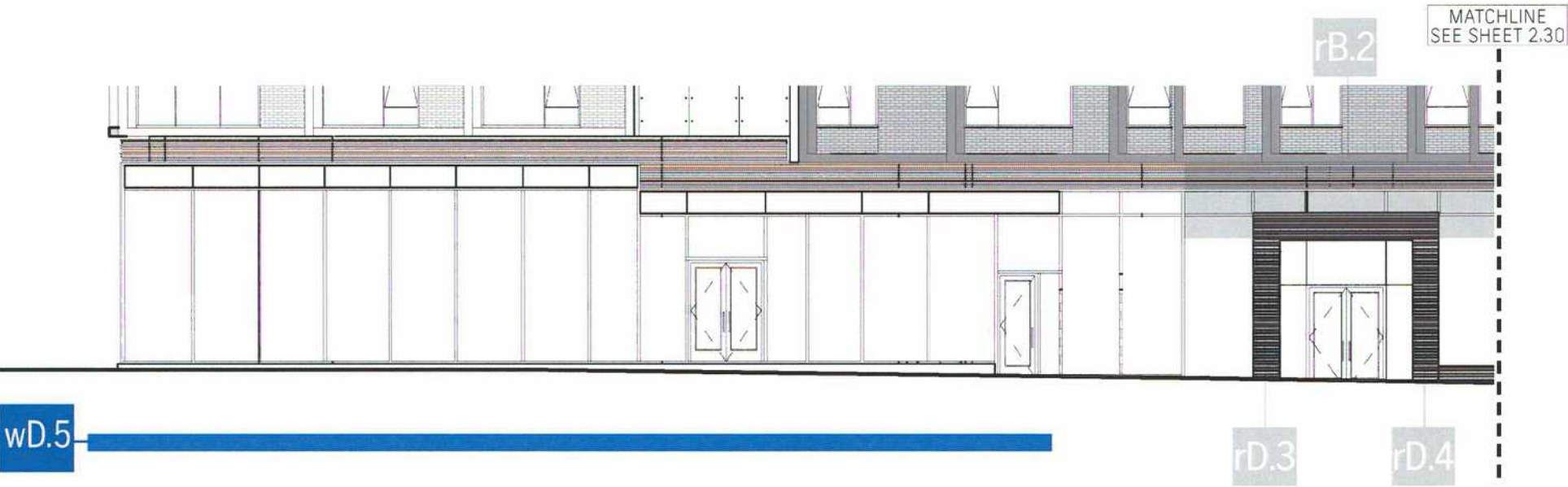
FAIRFAX COUNTY STAMP HERE

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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
wD	FREESTANDING VEHICULAR DIRECTIONAL	60



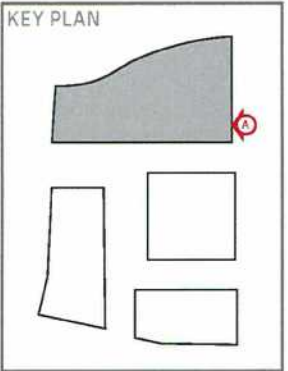




**A** East Elevation Detail  
Scale: 3/32" = 1'-0"

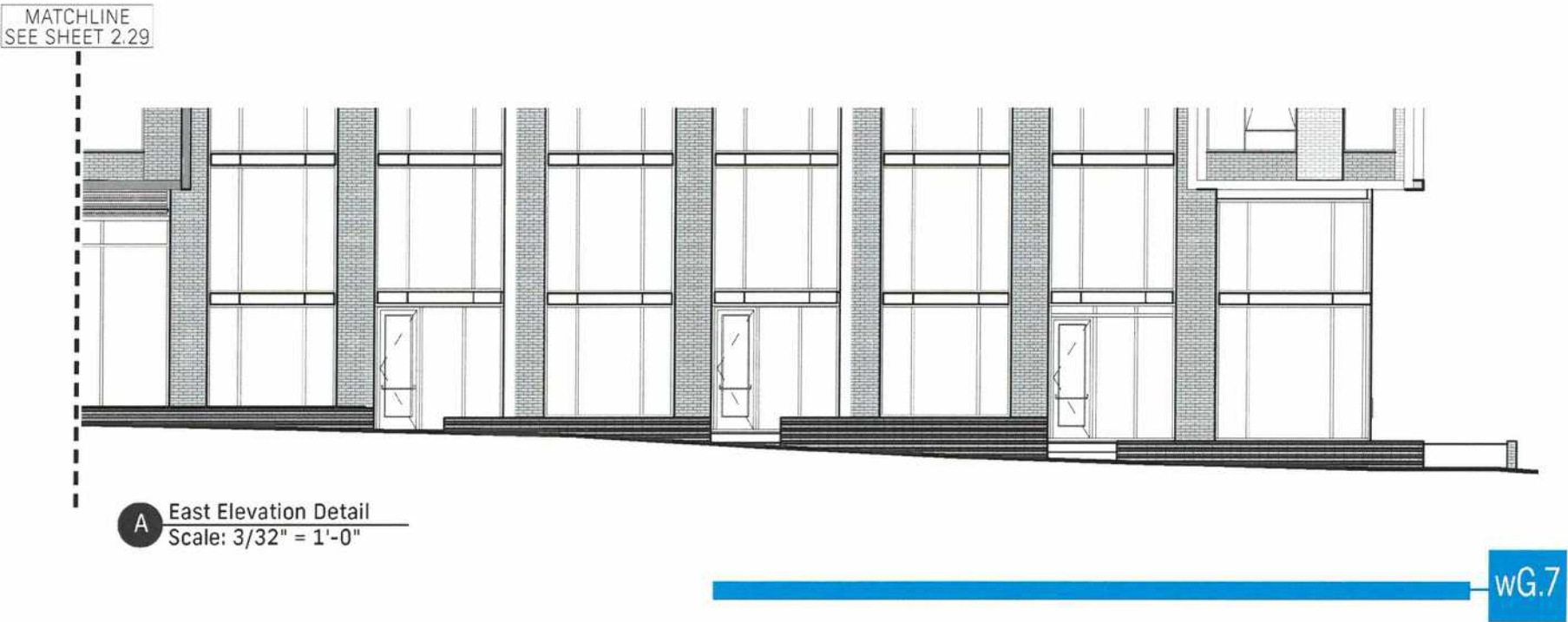
- Sign zones shown in gray are detailed in other sections and shown here for reference
- For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).

MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
wD	FREESTANDING VEHICULAR DIRECTIONAL	60



FAIRFAX COUNTY STAMP HERE

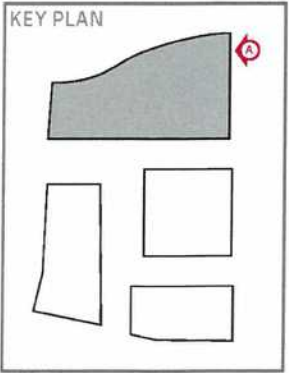




FAIRFAX COUNTY STAMP HERE

- Sign zones shown in gray are detailed in other sections and shown here for reference
- For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).

MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
wG	FREESTANDING PEDESTRIAN DIRECTIONAL	40



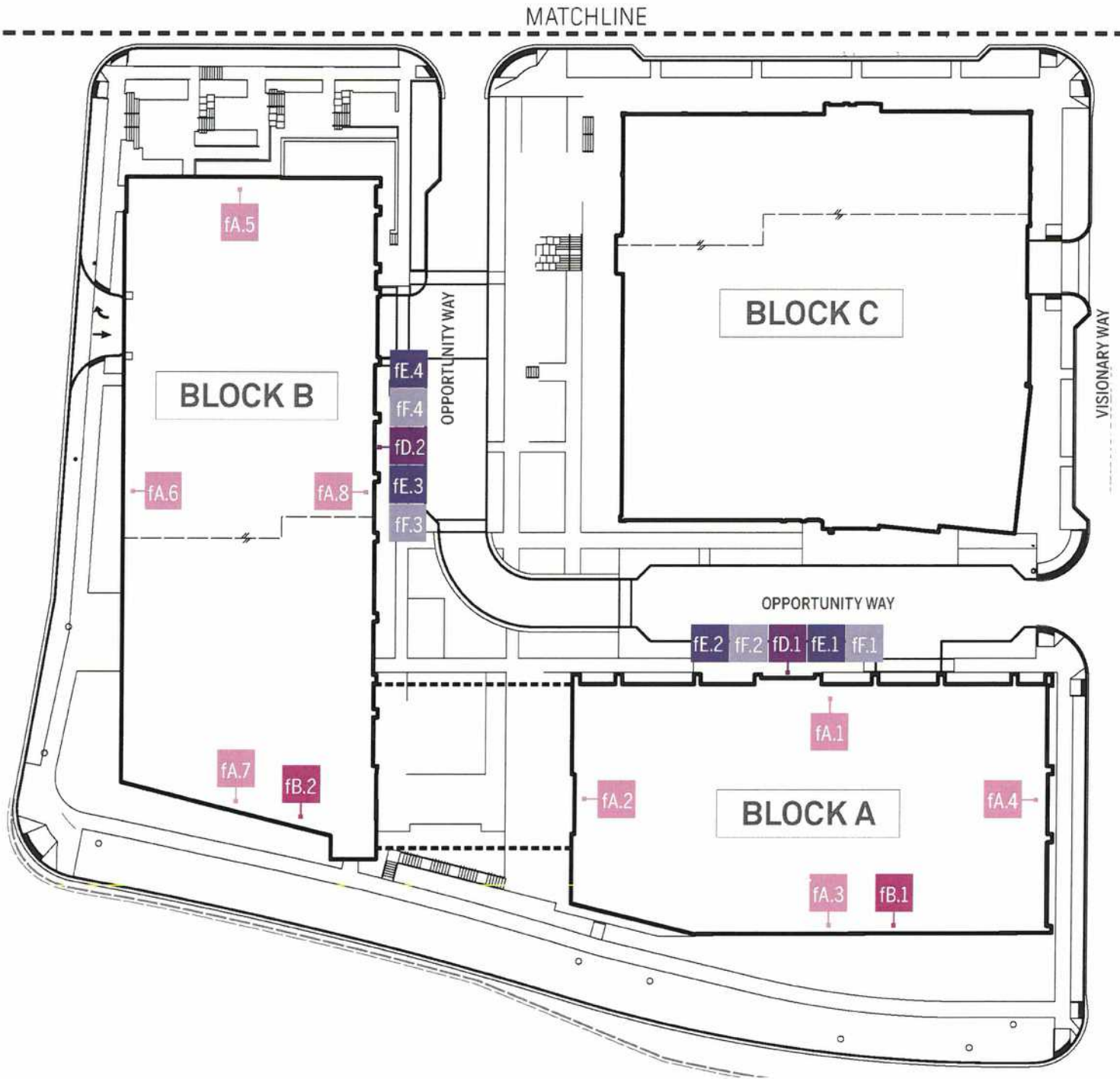


3.0

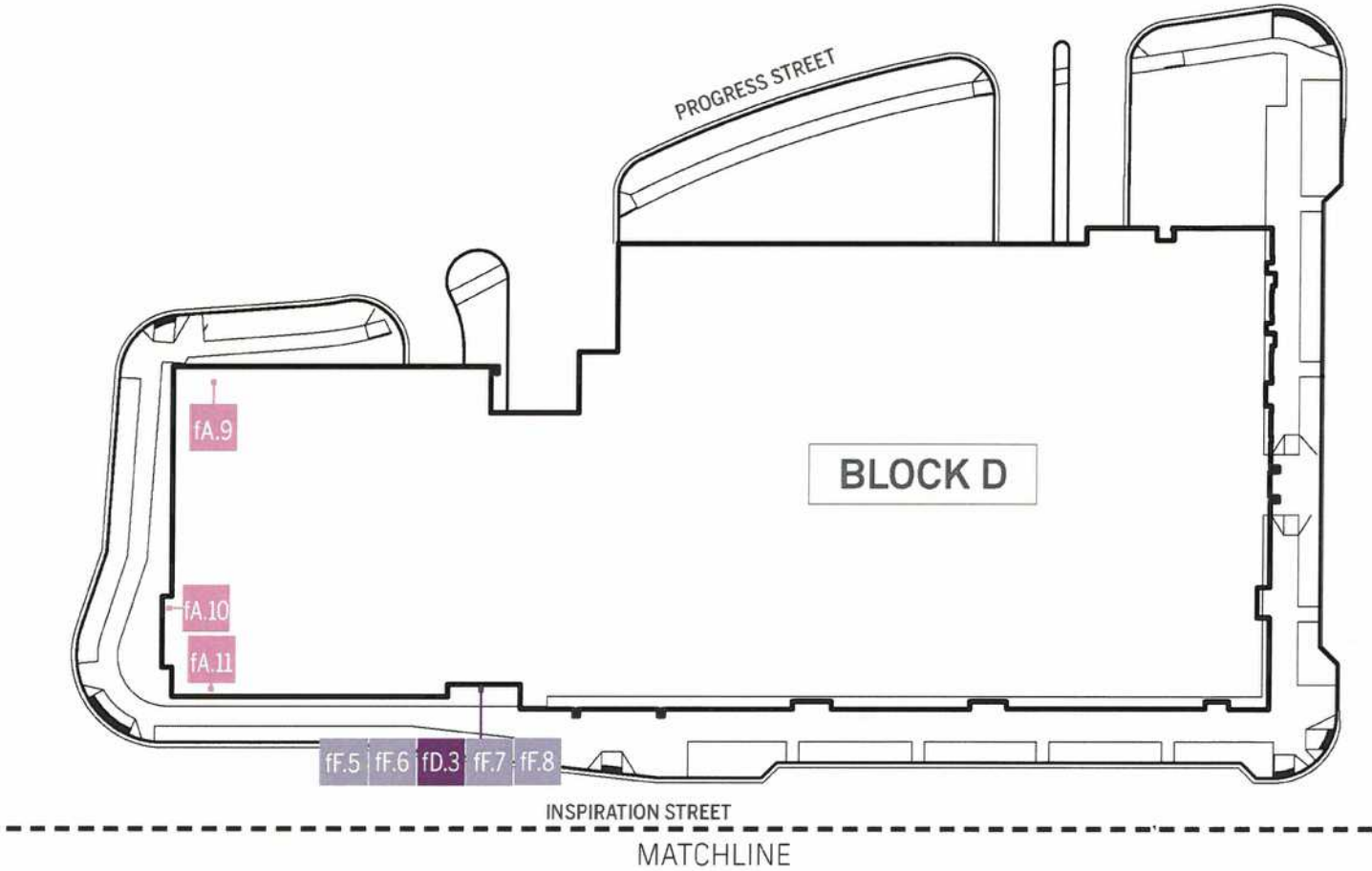
## (f) OFFICE SIGNAGE

FAIRFAX COUNTY STAMP HERE





OFFICE SIGNAGE KEY					
fA	TOP OF BUILDING IDENTITY	fC	NOT USED	fE	PLAQUE IDENTITY
fB	MIDDLE OF BUILDING IDENTITY	fD	ADDRESS ENTRANCE IDENTITY	fF	WINDOW IDENTITY



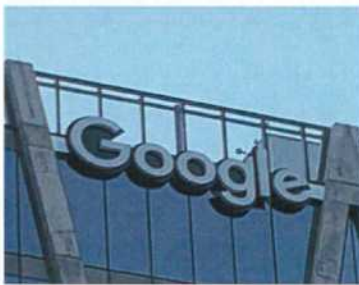








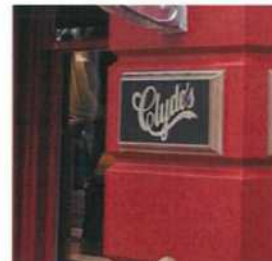




FAIRFAX COUNTY STAMP HERE

OFFICE CODING KEY

fA.1

SIGN TYPE    ZONE



SIGN TYPE	SIGN DESCRIPTION	REPRESENTATIVE EXAMPLE OF SIMILAR SIGNTYPE			SIGN TYPE	SIGN DESCRIPTION	REPRESENTATIVE EXAMPLE OF SIMILAR SIGNTYPE		
fA	TOP OF BUILDING IDENTITY				fD	ADDRESS ENTRANCE IDENTITY			
fB	MIDDLE OF BUILDING IDENTITY				fE	PLAQUE IDENTITY			
fC	NOT USED				fF	WINDOW IDENTITY			

FAIRFAX COUNTY STAMP HERE



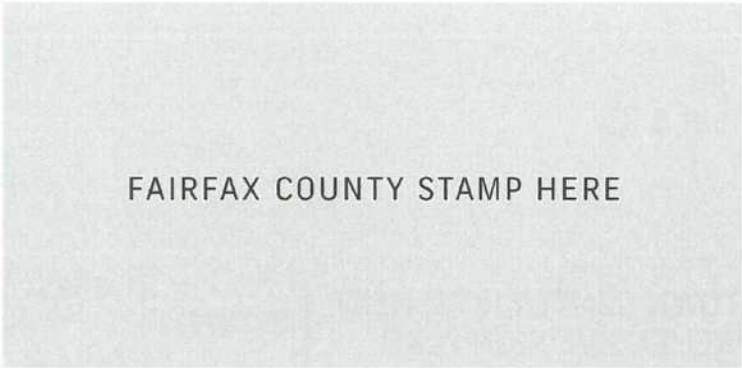
SIGN TYPE	SIGN DESCRIPTION	ZONE	LOCATION	FORMAT	SIGN QTY.	MAX HEIGHT PER SIGN (ft)	AREA METHOD	PROPOSED MAX SIGN AREA (sq. ft.)		SIGN AREA ALLOWED BY RIGHT (sq. ft.)	CSP SHEET
								PER SIGN	PER ZONE		
fA	TOP-OF-BUILDING IDENTITY										
fA.1	TOP OF BUILDING IDENTITY	1	BLOCK A / NORTH	BUILDING MOUNTED	1	24	METHOD II	1,200	1,200	200	3.5
fA.2	TOP OF BUILDING IDENTITY	2	BLOCK A / WEST	BUILDING MOUNTED	1	24	METHOD II	1,200	1,200	200	3.5
fA.3	TOP OF BUILDING IDENTITY	3	BLOCK A / SOUTH	BUILDING MOUNTED	1	24	METHOD II	1,200	1,200	200	3.5
fA.4	TOP OF BUILDING IDENTITY	4	BLOCK A / EAST	BUILDING MOUNTED	1	24	METHOD II	1,200	1,200	200	3.5
fA.5	TOP OF BUILDING IDENTITY	5	BLOCK B / NORTH	BUILDING MOUNTED	1	24	METHOD II	800	800	200	3.7
fA.6	TOP OF BUILDING IDENTITY	6	BLOCK B / WEST	BUILDING MOUNTED	1	24	METHOD II	800	800	200	3.7
fA.7	TOP OF BUILDING IDENTITY	7	BLOCK B / SOUTH	BUILDING MOUNTED	1	24	METHOD II	800	800	200	3.7
fA.8	TOP OF BUILDING IDENTITY	8	BLOCK B / EAST	BUILDING MOUNTED	1	24	METHOD II	800	800	200	3.7
fA.9	TOP OF BUILDING IDENTITY	9	BLOCK D / NORTH	BUILDING MOUNTED	1	6	METHOD II	257	257	200	3.9
fA.10	TOP OF BUILDING IDENTITY	10	BLOCK D / WEST	BUILDING MOUNTED	1	6	METHOD II	264	264	200	3.9
fA.11	TOP OF BUILDING IDENTITY	11	BLOCK D / SOUTH	BUILDING MOUNTED	1	6	METHOD II	220	220	200	3.9
fB	MIDDLE OF BUILDING IDENTITY										
fB.1	MIDDLE OF BUILDING IDENTITY	1	BLOCK A / SOUTH	BUILDING MOUNTED	2	10	METHOD I	200	400	N/A	3.5
fB.2	MIDDLE OF BUILDING IDENTITY	2	BLOCK B / SOUTH	BUILDING MOUNTED	2	10	METHOD I	200	400	N/A	3.6
fC	NOT USED										
fD	ADDRESS ENTRANCE IDENTITY										
fD.1	ADDRESS ENTRANCE IDENTITY	1	BLOCK A / NORTH	BUILDING MOUNTED OR CANOPY/MARQUEE	1	6	METHOD I	120	120	N/A	3.6
fD.2	ADDRESS ENTRANCE IDENTITY	2	BLOCK B / EAST	BUILDING MOUNTED OR CANOPY/MARQUEE	1	6	METHOD I	120	120	N/A	3.8
fD.3	ADDRESS ENTRANCE IDENTITY	3	BLOCK D / SOUTH	BUILDING MOUNTED OR CANOPY/MARQUEE	1	6	METHOD I	120	120	N/A	3.10
fE	PLAQUE IDENTITY										
fE.1	PLAQUE IDENTITY	1	BLOCK A / NORTH	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	3.8



• For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).



SIGN TYPE	SIGN DESCRIPTION	ZONE	LOCATION	FORMAT	SIGN QTY.	MAX HEIGHT PER SIGN (ft)	AREA METHOD	PROPOSED MAX SIGN AREA (sq. ft.)		SIGN AREA ALLOWED BY RIGHT (sq. ft.)	CSP SHEET
								PER SIGN	PER ZONE		
fE.2	PLAQUE IDENTITY	2	BLOCK A / NORTH	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	3.8
fE.3	PLAQUE IDENTITY	3	BLOCK B / EAST	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	3.9
fE.4	PLAQUE IDENTITY	4	BLOCK B / EAST	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	3.9
fF	WINDOW IDENTITY										
fF.1	WINDOW IDENTITY	1	BLOCK A / NORTH	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	3.6
fF.2	WINDOW IDENTITY	2	BLOCK A / NORTH	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	3.6
fF.3	WINDOW IDENTITY	3	BLOCK B / EAST	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	3.8
fF.4	WINDOW IDENTITY	4	BLOCK B / EAST	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	3.8
fF.5	WINDOW IDENTITY	5	BLOCK D / SOUTH	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	3.10
fF.6	WINDOW IDENTITY	6	BLOCK D / SOUTH	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	3.10
fF.7	WINDOW IDENTITY	7	BLOCK D / SOUTH	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	3.10
fF.8	WINDOW IDENTITY	8	BLOCK D / SOUTH	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	3.10



• For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).





1 Block A - North Elevation  
Frontage: 240'

2 Block A - West Elevation  
Frontage: 116'

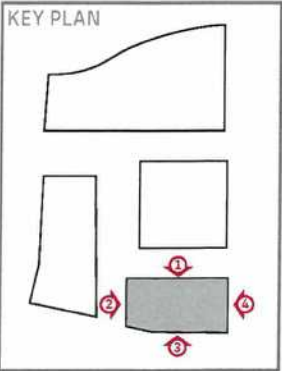
3 Block A - South Elevation  
Frontage: 240'

4 Block A - East Elevation  
Frontage: 131'

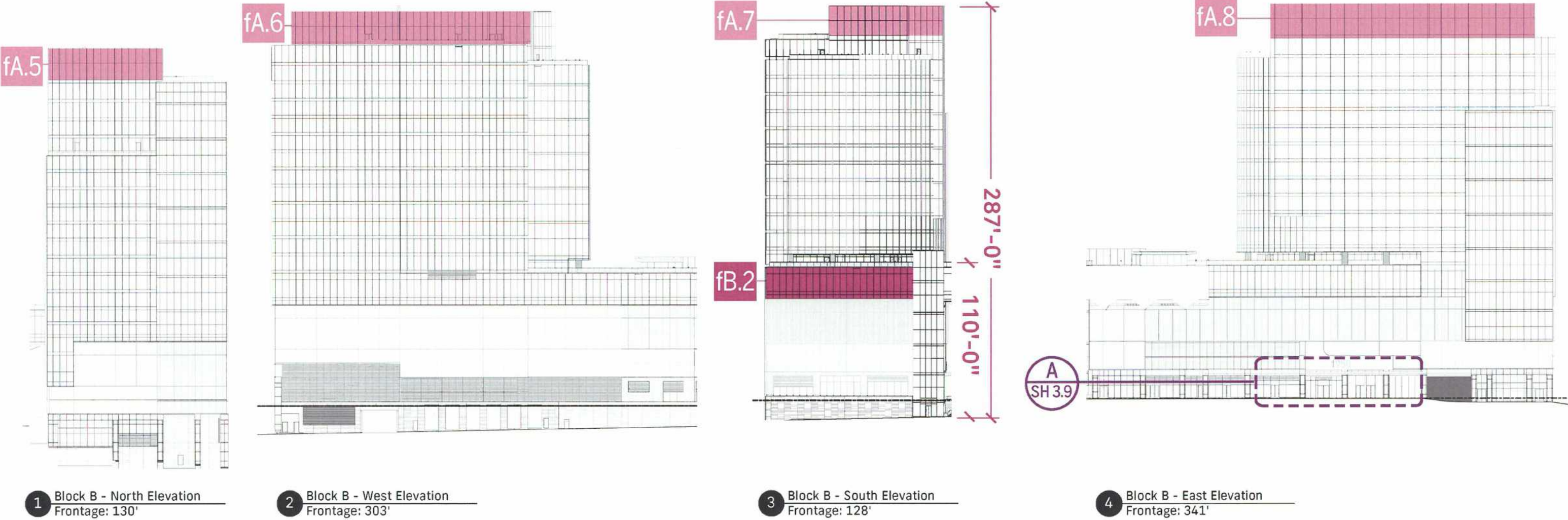
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
fA	TOP OF BUILDING IDENTITY	1,200
fB	MIDDLE OF BUILDING IDENTITY	400







1 Block B - North Elevation  
Frontage: 130'

2 Block B - West Elevation  
Frontage: 303'

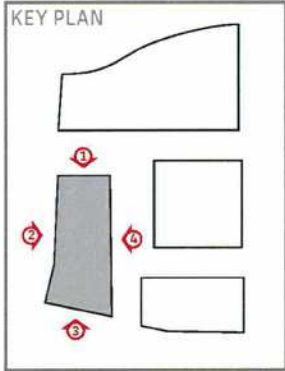
3 Block B - South Elevation  
Frontage: 128'

4 Block B - East Elevation  
Frontage: 341'

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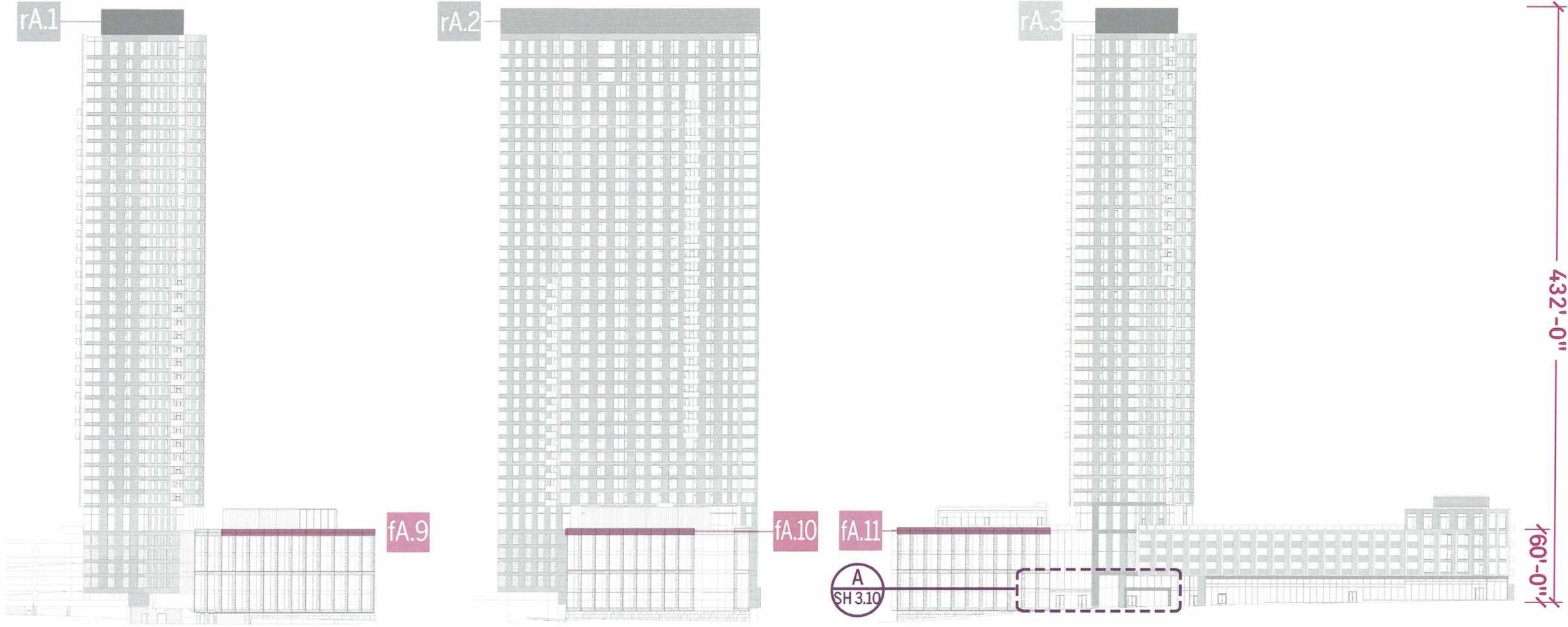
MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
fA	TOP OF BUILDING IDENTITY	800
fB	MIDDLE OF BUILDING IDENTITY	400





3.0 OFFICE

BLOCK D: ELEVATIONS



1 Block D - North Elevation  
Frontage: 437'

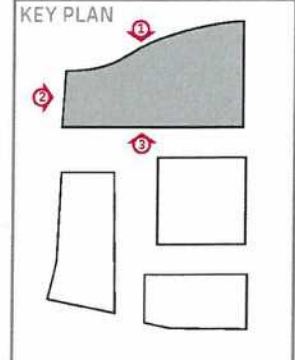
2 Block D - West Elevation  
Frontage: 132'

3 Block D - South Elevation  
Frontage: 437'

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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
fA.9	TOP OF BUILDING IDENTITY	257
fA.10	TOP OF BUILDING IDENTITY	264
fA.11	TOP OF BUILDING IDENTITY	220



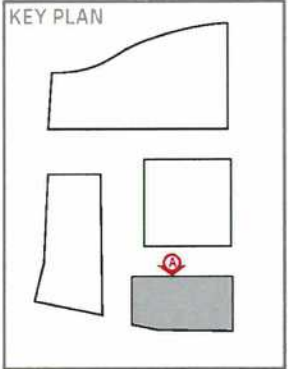




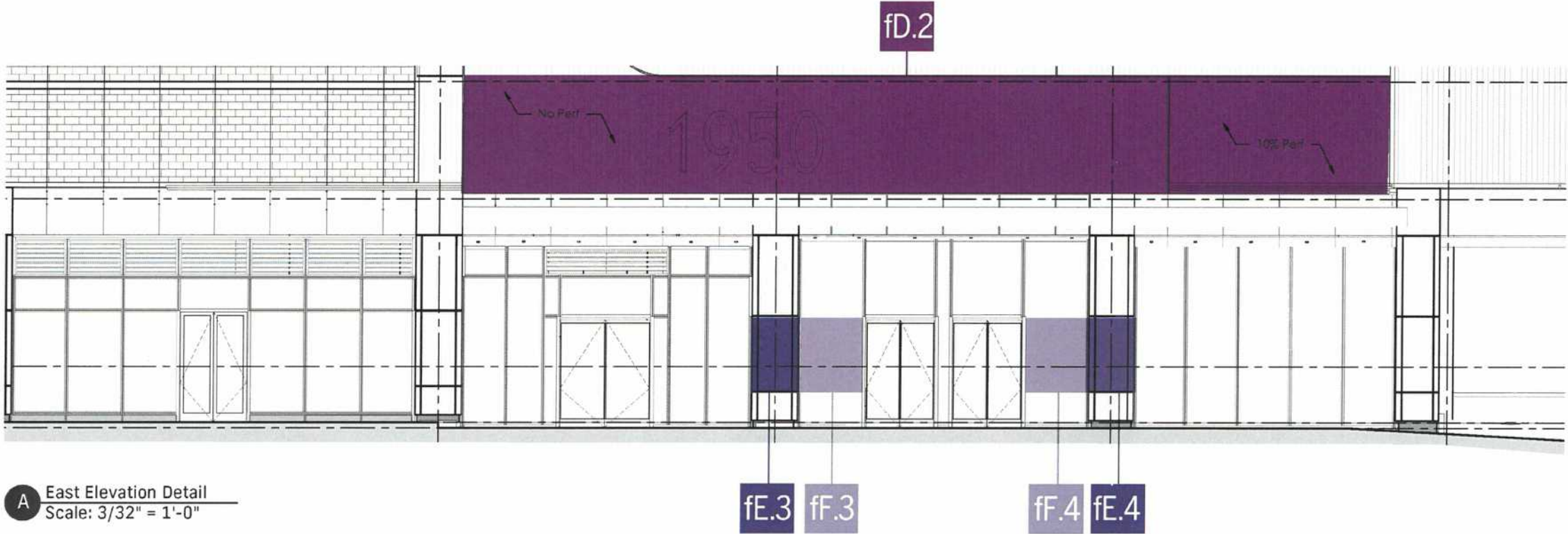
FAIRFAX COUNTY STAMP HERE

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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
fD	ADDRESS ENTRANCE IDENTITY	120
fE	PLAQUE IDENTITY	18
fF	WINDOW IDENTITY	18





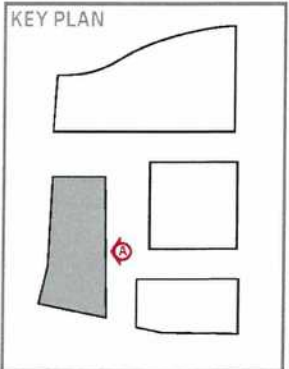


A East Elevation Detail  
Scale: 3/32" = 1'-0"

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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
fD	ADDRESS ENTRANCE IDENTITY	120
fE	PLAQUE IDENTITY	18
fF	WINDOW IDENTITY	18



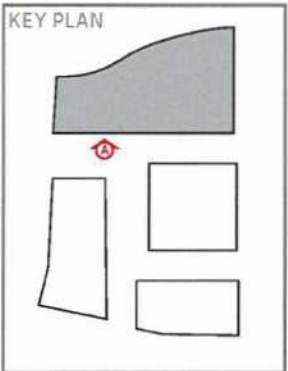




A South Elevation Detail  
Scale: 3/32" = 1'-0"

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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
fD	ADDRESS ENTRANCE IDENTITY	120
fF	WINDOW IDENTITY	18



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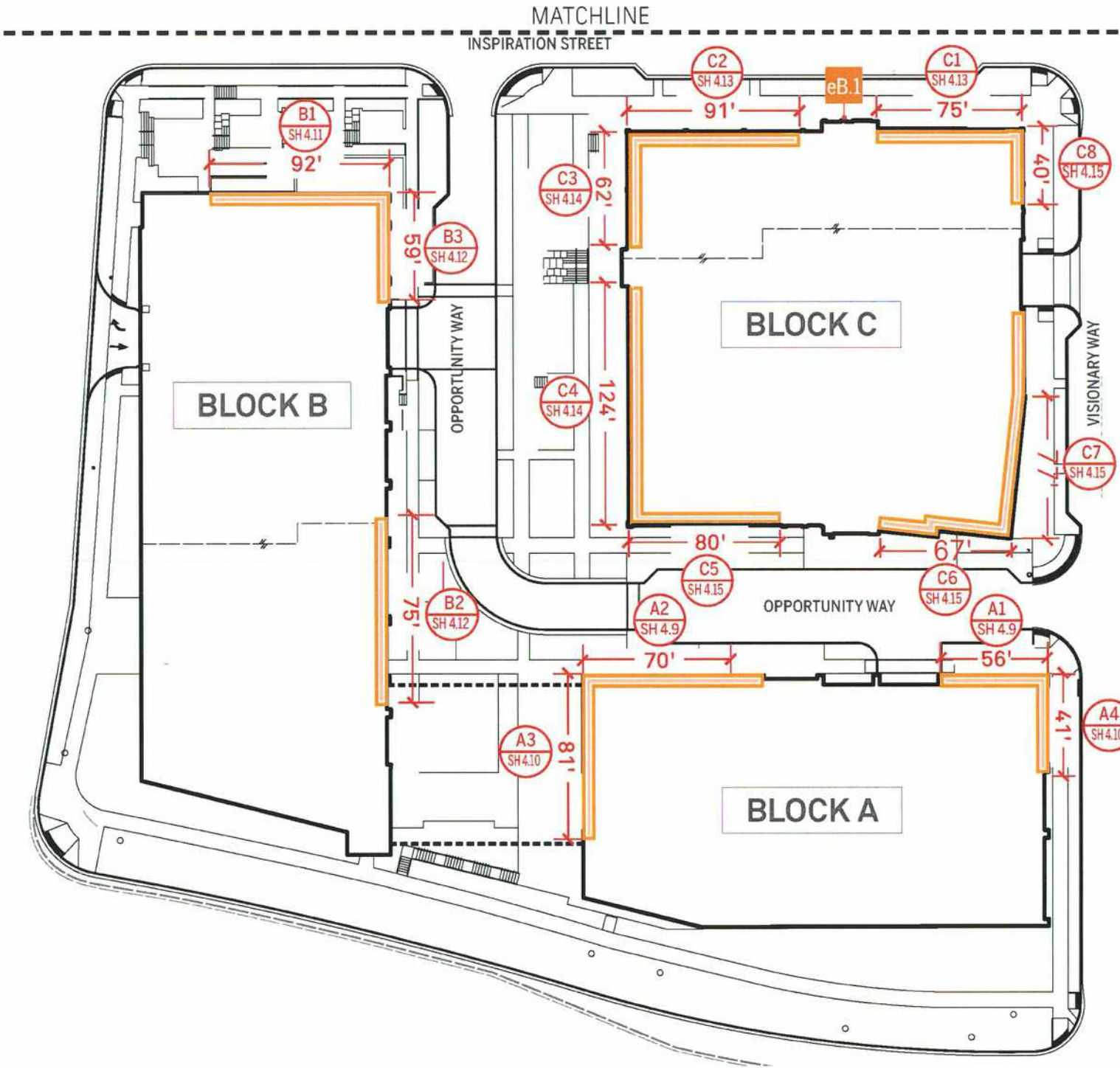






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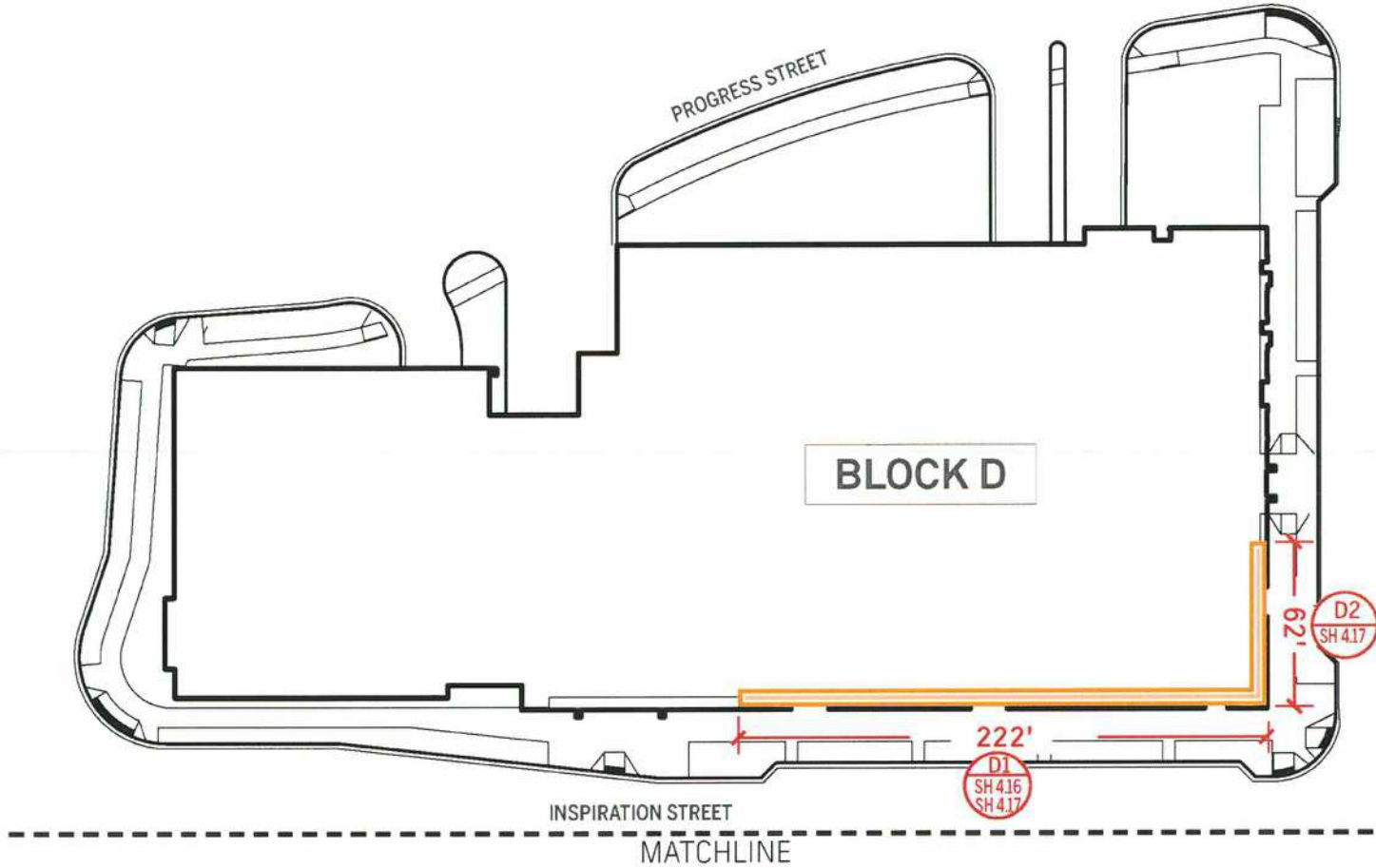
## (e) RETAIL SIGNAGE

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RETAIL SIGNAGE KEY					
	STOREFRONT BLADE		MULTI-TENANT ENTRANCE IDENTITY		TENANT STOREFRONT IDENTITY
 REPRESENTS RETAIL FRONTAGE AREAS					



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ELEVATION LABEL KEY

BLOCK **B1** FRONTAGE AREA



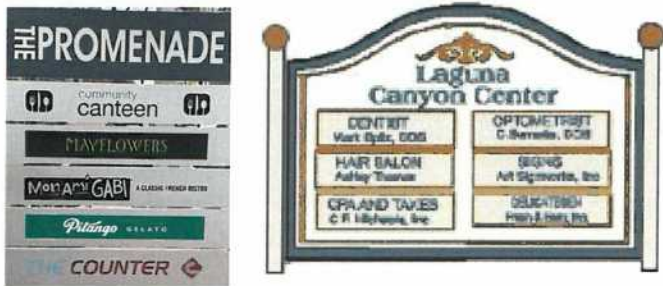
SHEET **SH 4.10**

RETAIL CODING KEY

**eA.1**

SIGN TYPE ZONE



SIGN TYPE	SIGN DESCRIPTION	REPRESENTATIVE EXAMPLE OF SIMILAR SIGNTYPE	SIGN TYPE	SIGN DESCRIPTION	REPRESENTATIVE EXAMPLE OF SIMILAR SIGNTYPE
eA	STOREFRONT BLADE		eC	TENANT STOREFRONT IDENTITY	
eB	MULTI-TENANT ENTRANCE IDENTITY				

FAIRFAX COUNTY STAMP HERE



SIGN TYPE	SIGN DESCRIPTION	FRONTAGE	LOCATION	FORMAT	SIGN QTY.	MAX HEIGHT PER SIGN (ft)	AREA METHOD	PROPOSED MAX SIGN AREA (sq. ft.)		SIGN AREA ALLOWED BY RIGHT (sq. ft.)	CSP SHEET
								PER SIGN	PER ZONE		
eA	STOREFRONT BLADE										
eA_	STOREFRONT BLADE	A1	BLOCK A / NORTH	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.9
eA_	STOREFRONT BLADE	A2	BLOCK A / NORTH	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.9
eA_	STOREFRONT BLADE	A3	BLOCK A / WEST	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.10
eA_	STOREFRONT BLADE	A4	BLOCK A / EAST	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.11
eA_	STOREFRONT BLADE	B1	BLOCK B / NORTH	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.12
eA_	STOREFRONT BLADE	B2	BLOCK B / EAST	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.13
eA_	STOREFRONT BLADE	B3	BLOCK B / EAST	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.13
eA_	STOREFRONT BLADE	C1	BLOCK C / NORTH	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.14
eA_	STOREFRONT BLADE	C2	BLOCK C / NORTH	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.14
eA_	STOREFRONT BLADE	C3	BLOCK C / WEST	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.15
eA_	STOREFRONT BLADE	C4	BLOCK C / WEST	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.16
eA_	STOREFRONT BLADE	C5	BLOCK C / SOUTH	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.17
eA_	STOREFRONT BLADE	C6	BLOCK C / SOUTH	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.17
eA_	STOREFRONT BLADE	C7	BLOCK C / EAST	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.18
eA_	STOREFRONT BLADE	C8	BLOCK C / EAST	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.18
eA_	STOREFRONT BLADE	D1	BLOCK D / SOUTH	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.1, 4.20
eA_	STOREFRONT BLADE	D2	BLOCK D / EAST	PROJECTING OR BLADE	1 PER RETAILER	4	METHOD I	14	TBD	N/A	4.21
eB	MULTI-TENANT ENTRANCE										
eB.1	MULTI-TENANT ENTRANCE	1	BLOCK C / NORTH	BUILDING MOUNTED OR CANOPY/MARQUEE	1	6	METHOD I	36	36	N/A	4.22
eC	TENANT STOREFRONT IDENTITY (CONTINUED ON SHEET 4.4)										
eC_	TENANT STOREFRONT IDENTITY	A1	BLOCK A / NORTH	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.9
eC_	TENANT STOREFRONT IDENTITY	A2	BLOCK A / NORTH	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.9
eC_	TENANT STOREFRONT IDENTITY	A3	BLOCK A / WEST	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.10
eC_	TENANT STOREFRONT IDENTITY	A4	BLOCK A / EAST	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.11
eC_	TENANT STOREFRONT IDENTITY	B1	BLOCK B / NORTH	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.12
eC_	TENANT STOREFRONT IDENTITY	B2	BLOCK B / EAST	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.13
eC_	TENANT STOREFRONT IDENTITY	B3	BLOCK B / EAST	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.13

For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).

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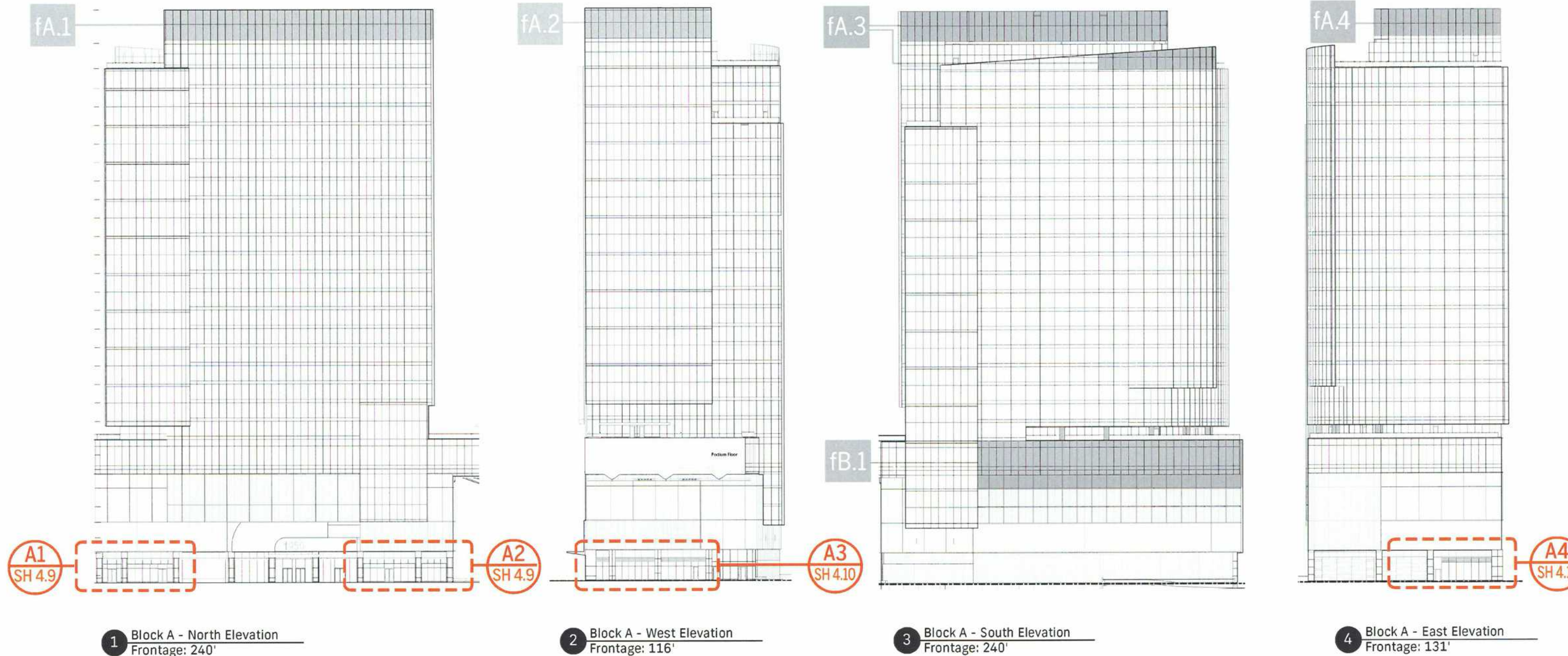
SIGN TYPE	SIGN DESCRIPTION	FRONTAGE	LOCATION	FORMAT	SIGN QTY.	MAX HEIGHT PER SIGN (ft)	AREA METHOD	PROPOSED MAX SIGN AREA (sq. ft.)		SIGN AREA ALLOWED BY RIGHT (sq. ft.)	CSP SHEET
								PER SIGN	PER ZONE		
eC._	TENANT STOREFRONT IDENTITY	C1A	BLOCK C / NORTH	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.14
eC._	TENANT STOREFRONT IDENTITY	C1B	BLOCK C / NORTH	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.14
eC._	TENANT STOREFRONT IDENTITY	C2A	BLOCK C / NORTH	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.14
eC._	TENANT STOREFRONT IDENTITY	C2B	BLOCK C / NORTH	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.14
eC._	TENANT STOREFRONT IDENTITY	C3A	BLOCK C / WEST	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.15
eC._	TENANT STOREFRONT IDENTITY	C3B	BLOCK C / WEST	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.15
eC._	TENANT STOREFRONT IDENTITY	C4	BLOCK C / WEST	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.16
eC._	TENANT STOREFRONT IDENTITY	C5	BLOCK C / SOUTH	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.17
eC._	TENANT STOREFRONT IDENTITY	C6	BLOCK C / SOUTH	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.17
eC._	TENANT STOREFRONT IDENTITY	C7	BLOCK C / EAST	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.18
eC._	TENANT STOREFRONT IDENTITY	C8A	BLOCK C / EAST	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.18
eC._	TENANT STOREFRONT IDENTITY	C8B	BLOCK C / EAST	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.18
eC._	TENANT STOREFRONT IDENTITY	D1	BLOCK D / SOUTH	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.1, 4.20
eC._	TENANT STOREFRONT IDENTITY	D2	BLOCK D / EAST	BUILDING MOUNTED, CANOPY/MARQUEE OR AWNING	TBD	VARIES	METHOD III	PER ALLOWANCE		N/A	4.21

FRONTAGE	TENANT STOREFRONT IDENTITY (eC) SIGN AREA ALLOWANCE (sq. ft.)
A1	112
A2	140
A3	162
A4	82
B1	184
B2	150
B3	118
C1A	150
C1B	150
C2A	182
C2B	182
C3A	124
C3B	124
C4	248
C5	160
C6	134
C7	154
C8A	80
C8B	80
D1	444
D2	124

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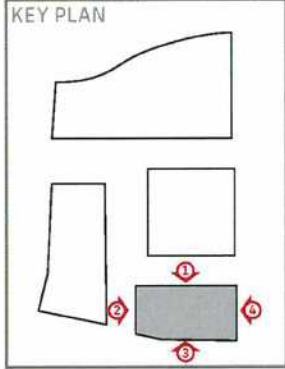
For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).



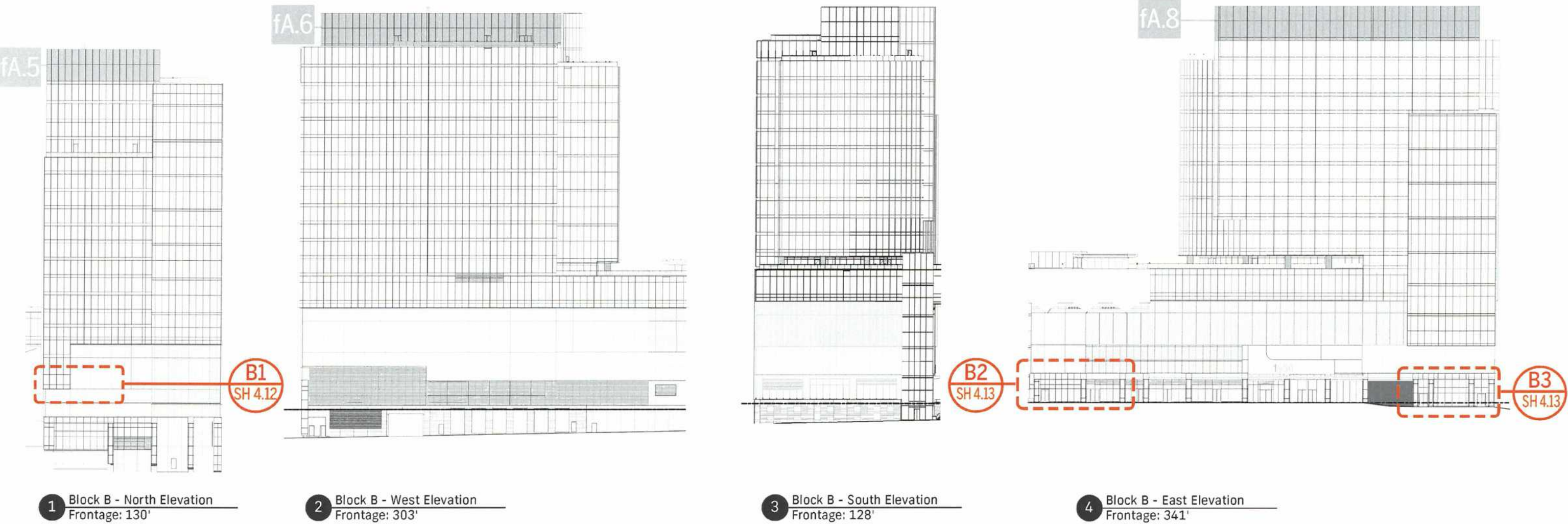


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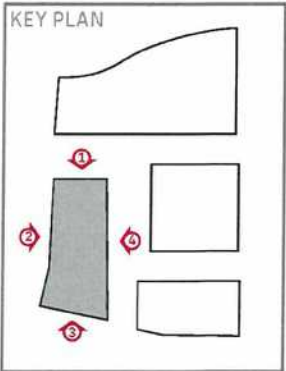




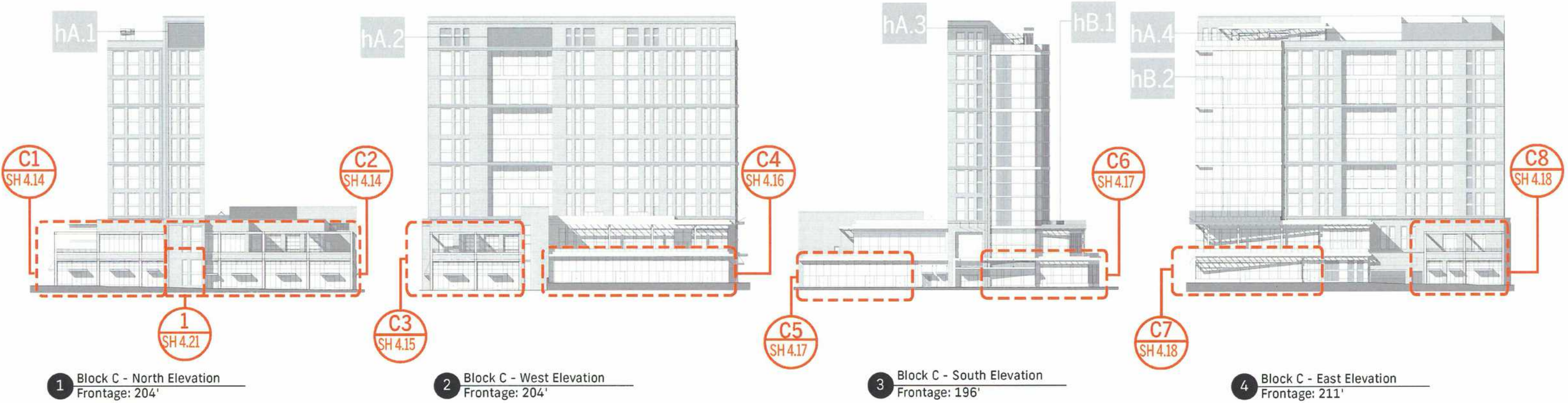


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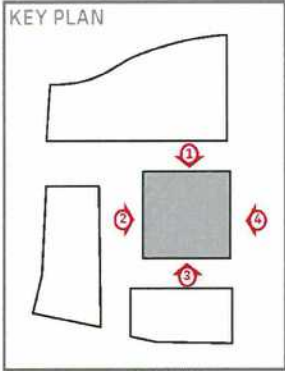




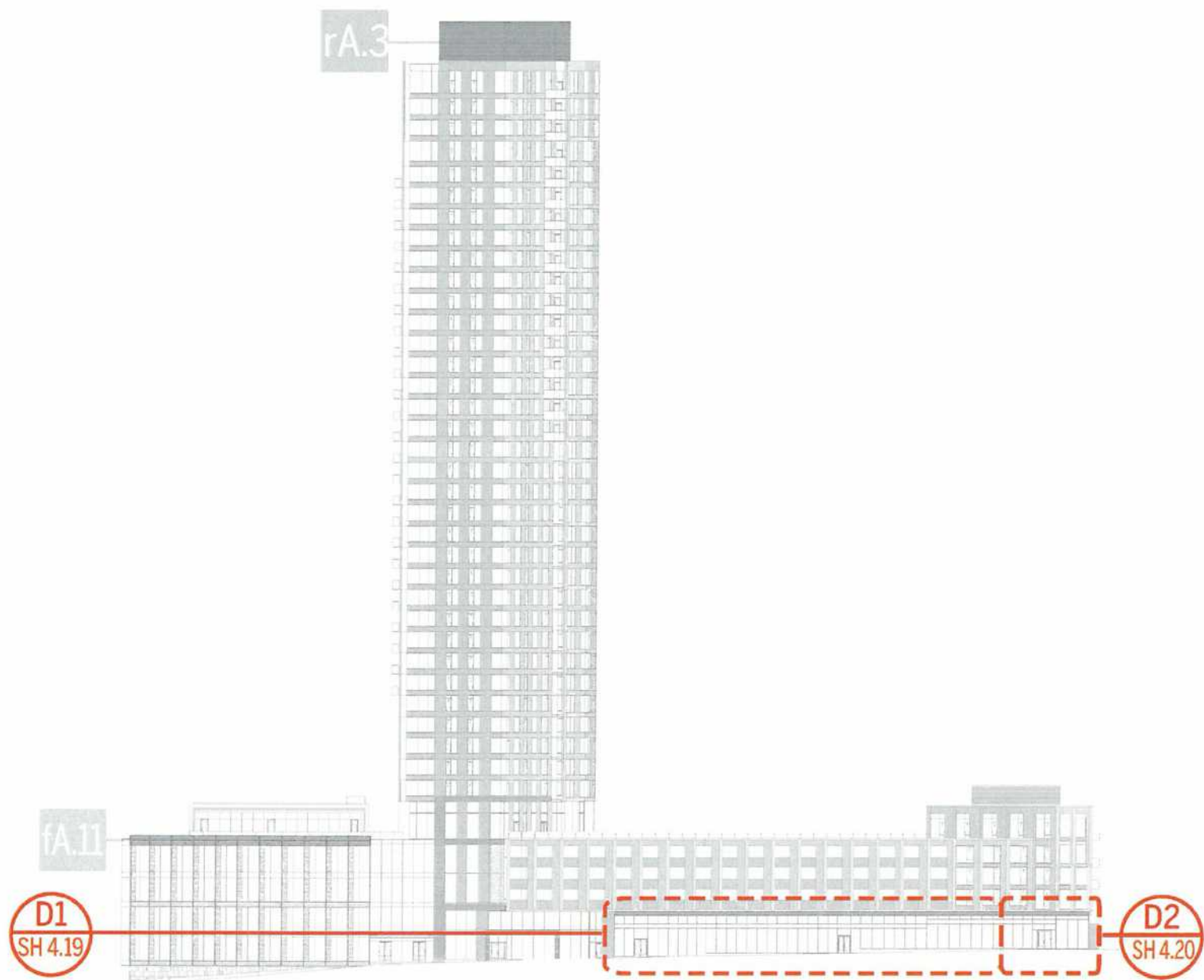
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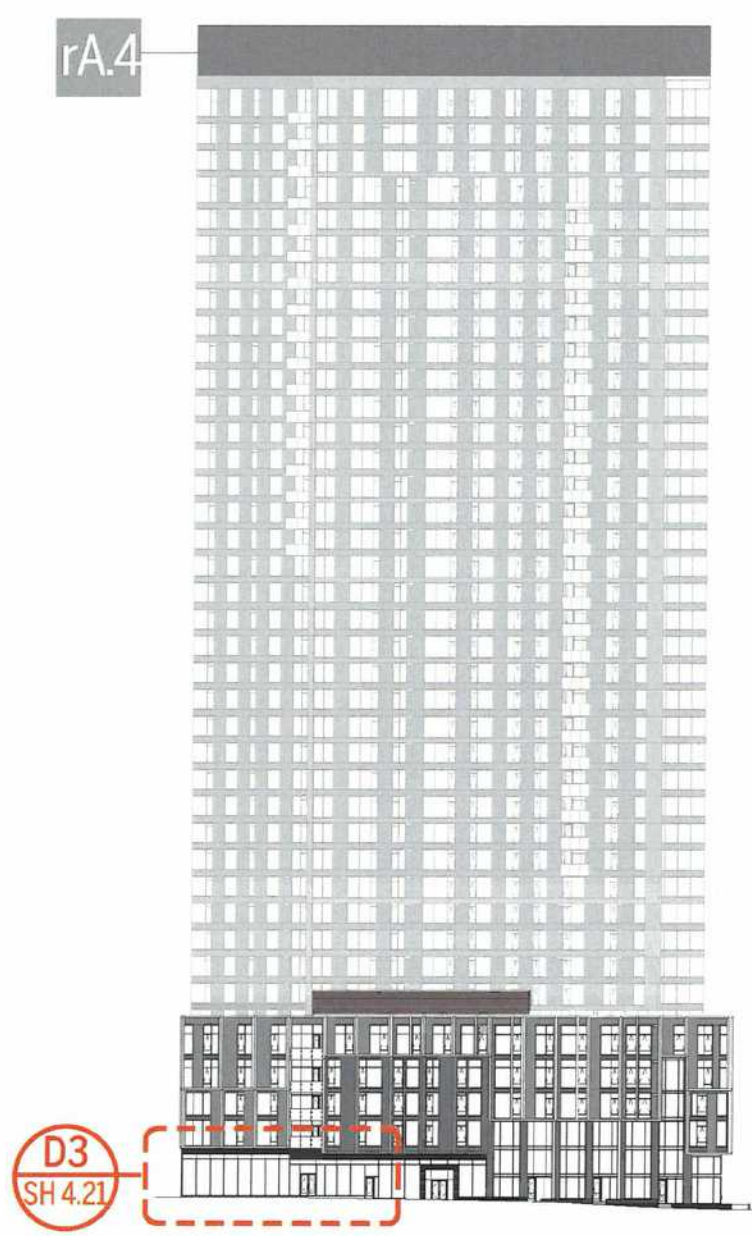
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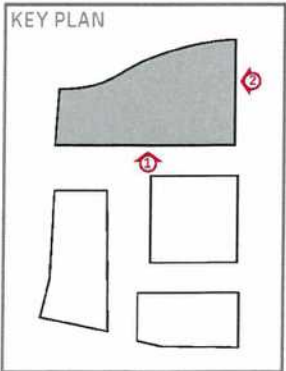


3 Block D - South Elevation  
Frontage: 437'



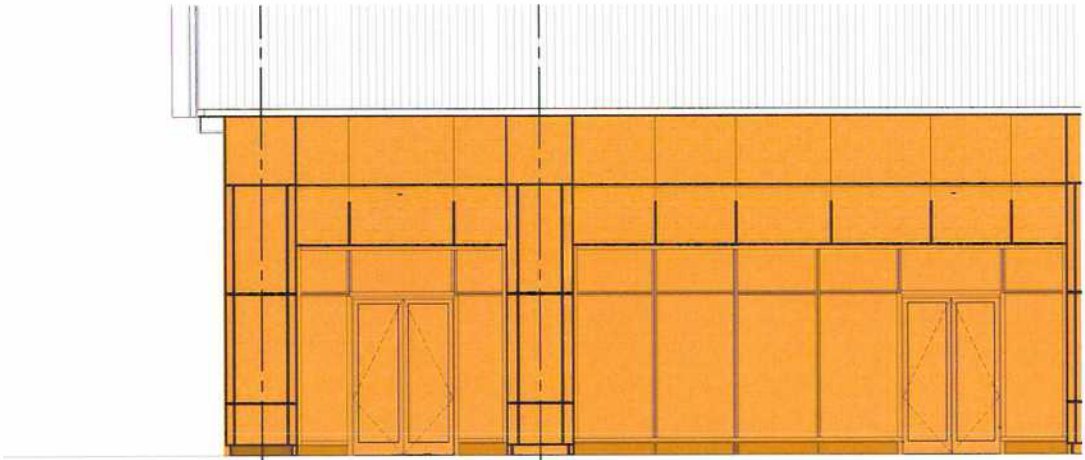
4 Block D - East Elevation  
Frontage: 192'

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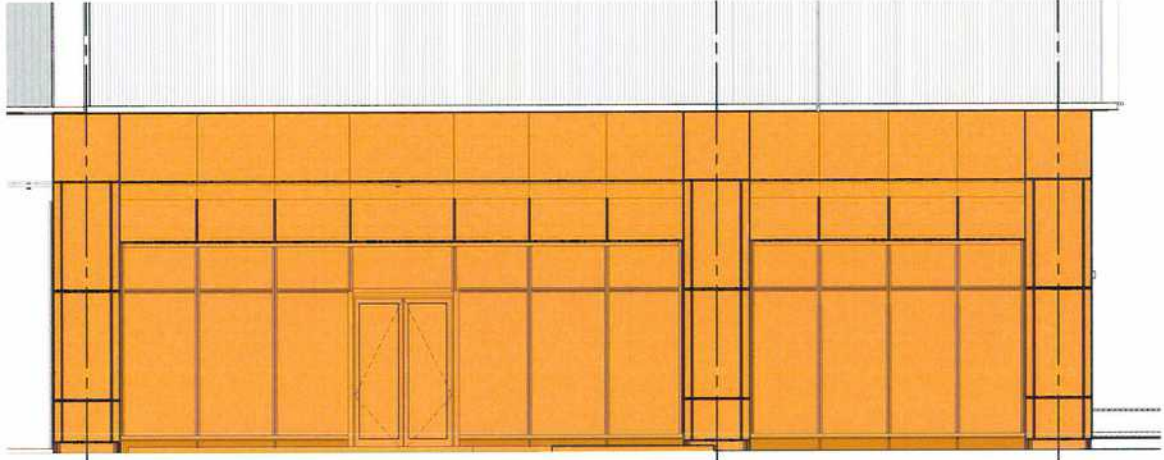


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**A1** North Elevation Detail  
Scale: 3/32" = 1'-0"  
56' RETAIL FRONTAGE  
112 SQ. FT. SIGN AREA ALLOWANCE

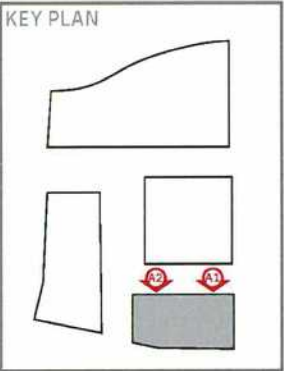


**A2** North Elevation Detail  
Scale: 3/32" = 1'-0"  
70' RETAIL FRONTAGE  
140 SQ. FT. SIGN AREA ALLOWANCE

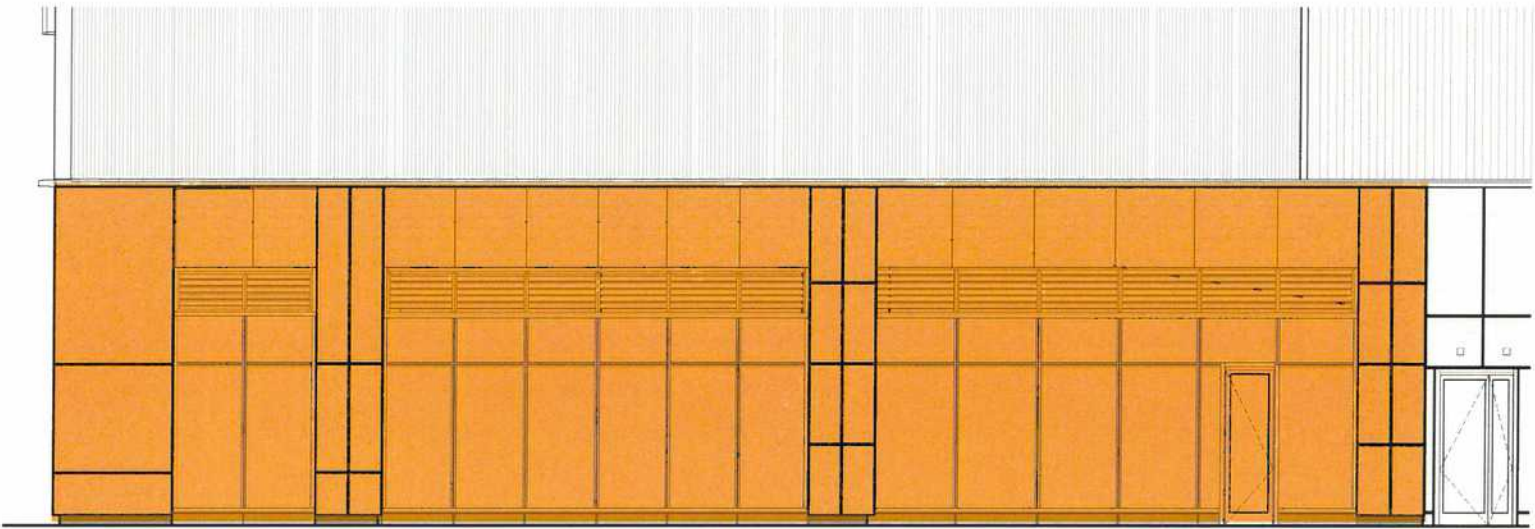
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
eA	STOREFRONT BLADE	1 PER RETAILER PER FRONTAGE
eC	TENANT STOREFRONT IDENTITY	PER ALLOWANCE







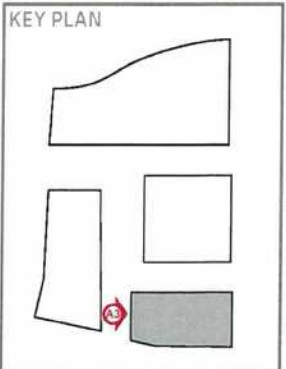
A3 West Elevation Detail  
Scale: 3/32" = 1'-0"

81' RETAIL FRONTAGE  
162 SQ. FT. SIGN AREA ALLOWANCE

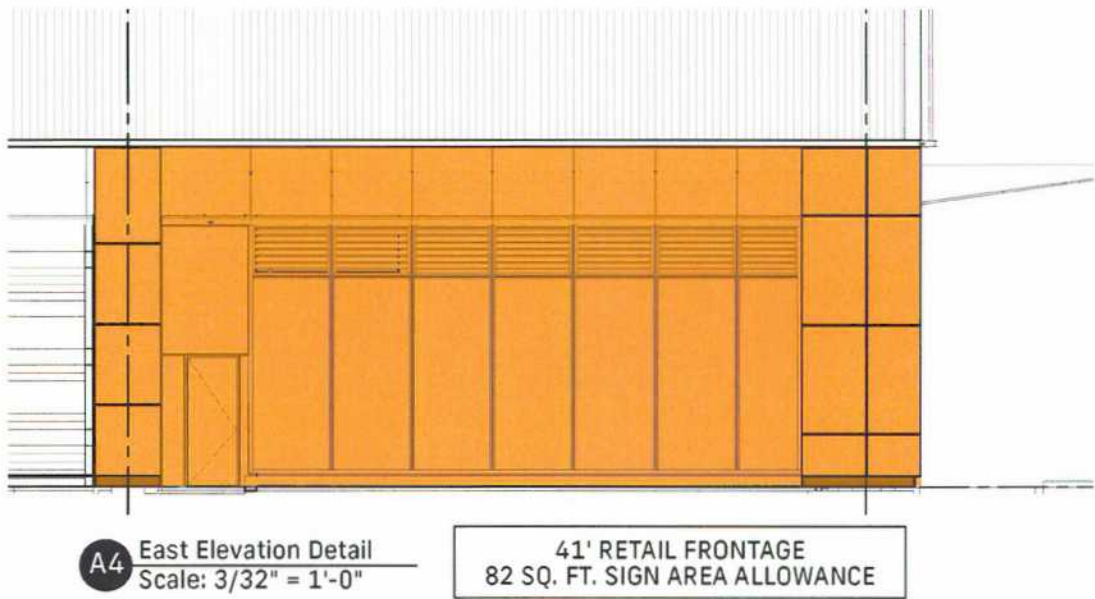
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
eA	STOREFRONT BLADE	1 PER RETAILER PER FRONTAGE
eC	TENANT STOREFRONT IDENTITY	PER ALLOWANCE



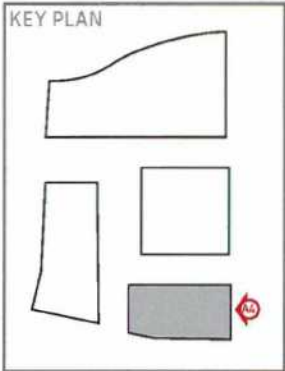




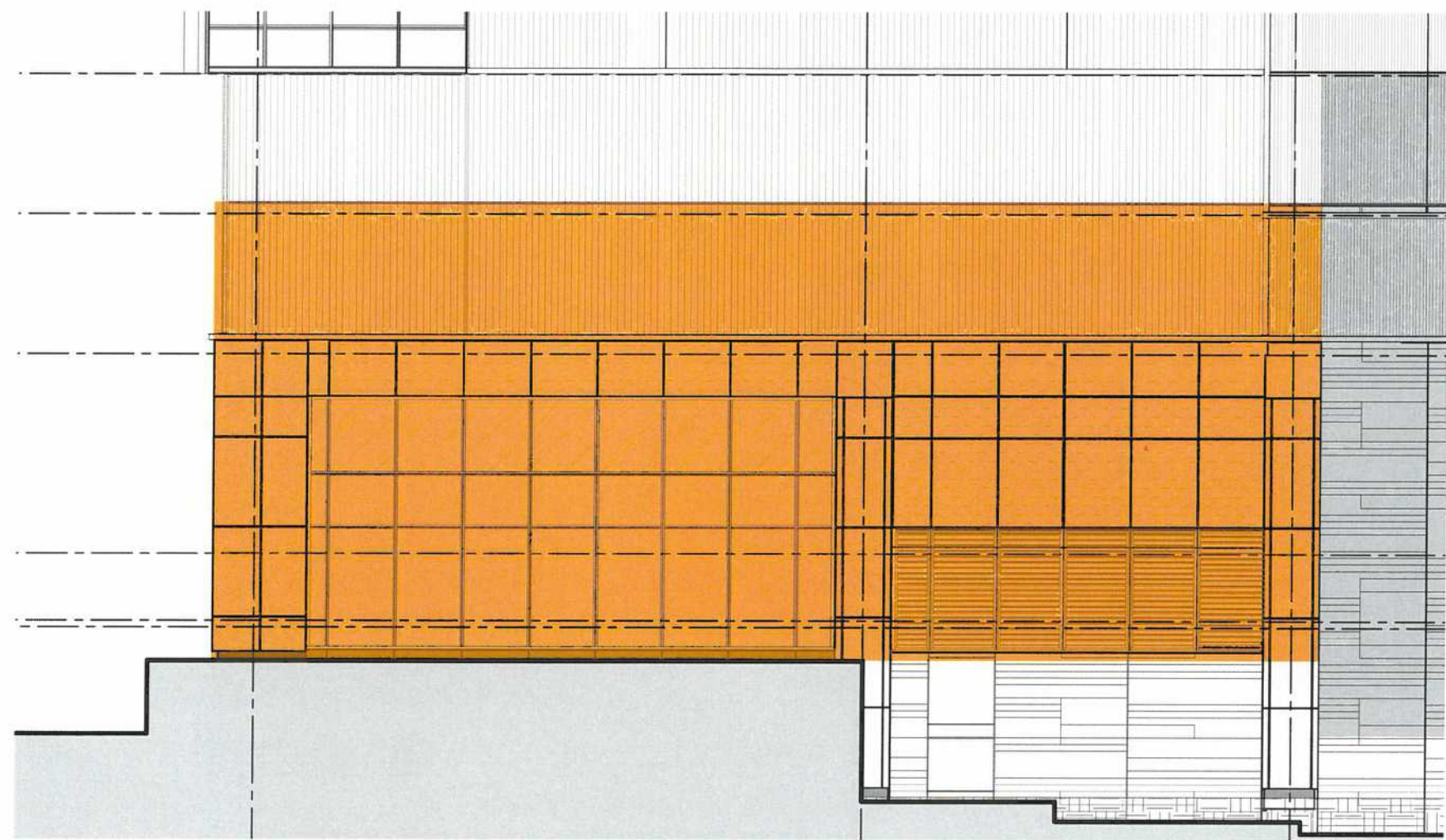
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
eA	STOREFRONT BLADE	1 PER RETAILER PER FRONTAGE
eC	TENANT STOREFRONT IDENTITY	PER ALLOWANCE





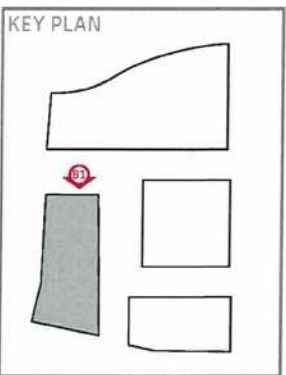


**B1** North Elevation Detail  
Scale: 3/32" = 1'-0"

92' RETAIL FRONTAGE  
184 SQ. FT. SIGN AREA ALLOWANCE

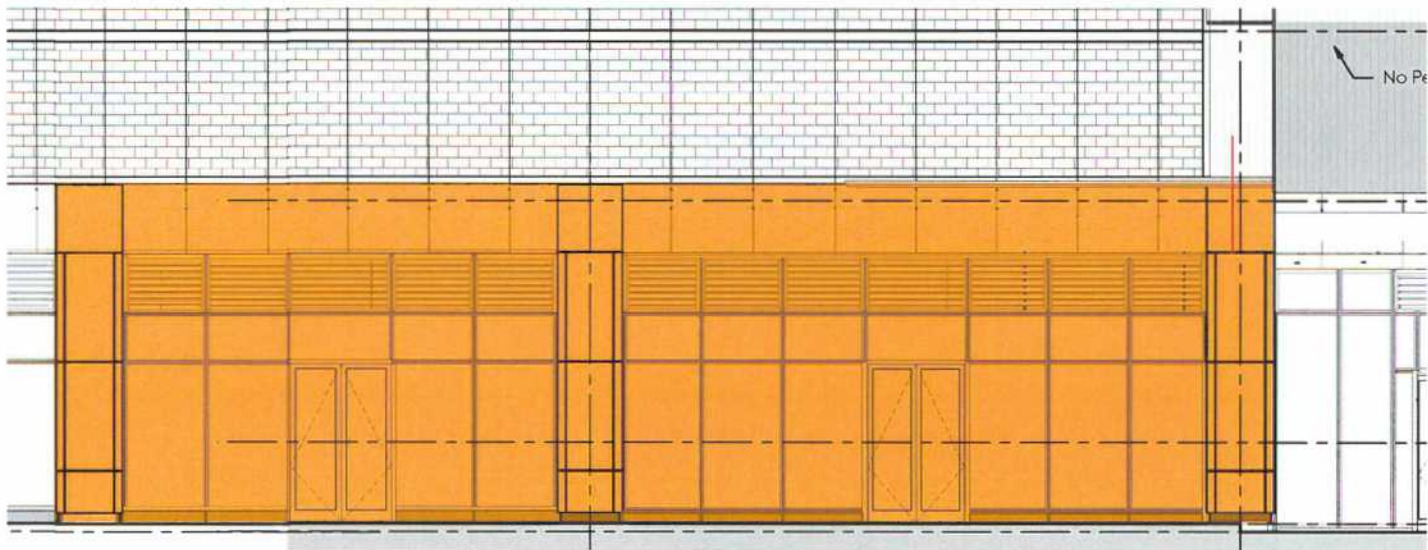
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
eA	STOREFRONT BLADE	1 PER RETAILER PER FRONTAGE
eC	TENANT STOREFRONT IDENTITY	PER ALLOWANCE



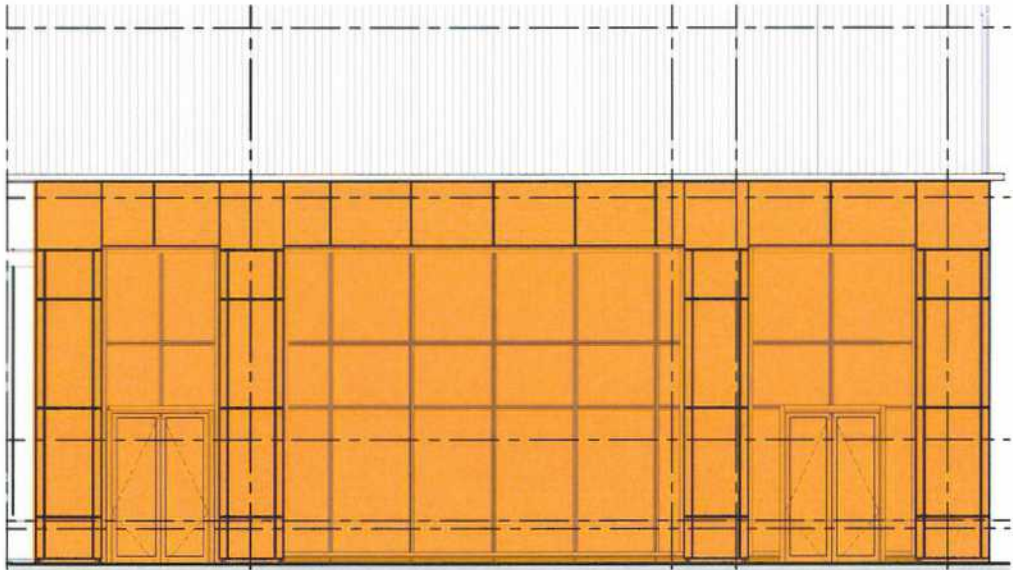
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**B2** East Elevation Detail  
Scale: 3/32" = 1'-0"

75' RETAIL FRONTAGE  
150 SQ. FT. SIGN AREA ALLOWANCE



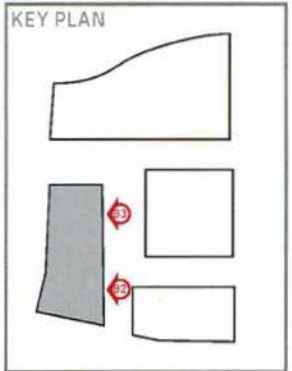
**B3** East Elevation Detail  
Scale: 3/32" = 1'-0"

59' RETAIL FRONTAGE  
118 SQ. FT. SIGN AREA ALLOWANCE

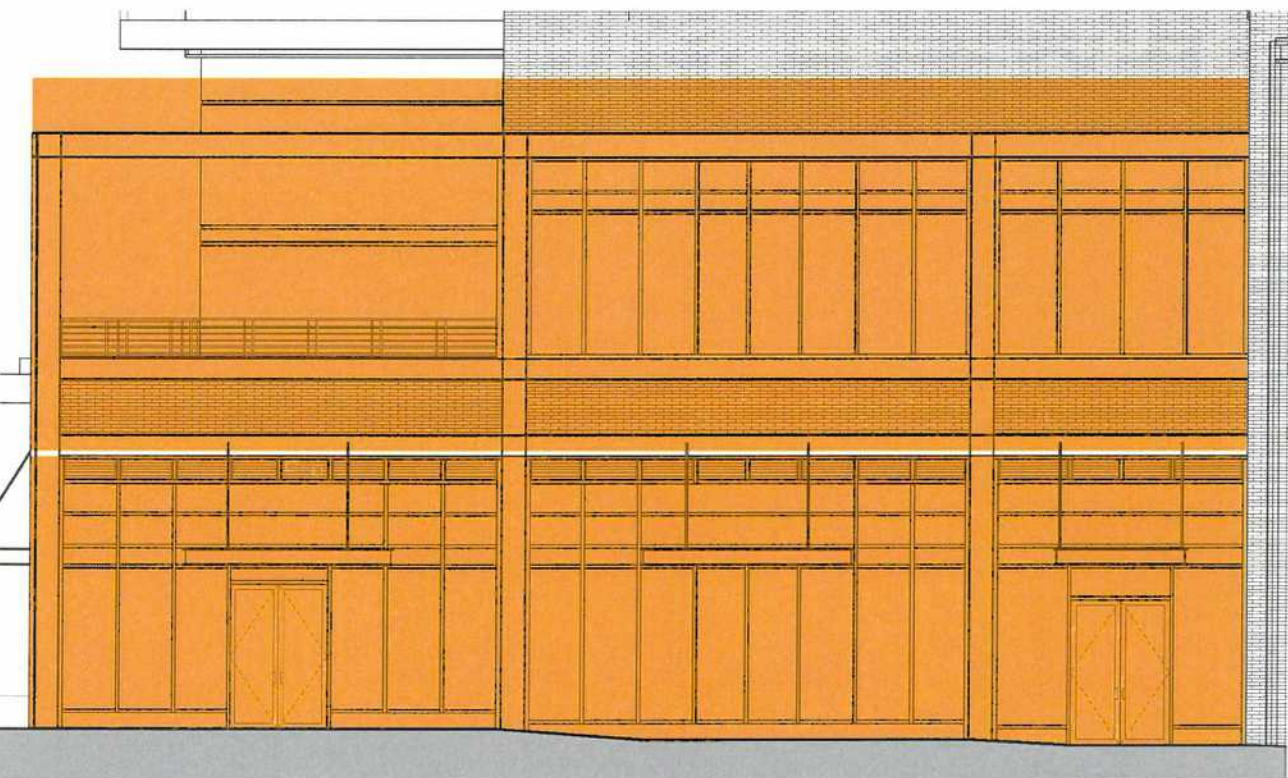
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
eA	STOREFRONT BLADE	1 PER RETAILER PER FRONTAGE
eC	TENANT STOREFRONT IDENTITY	PER ALLOWANCE

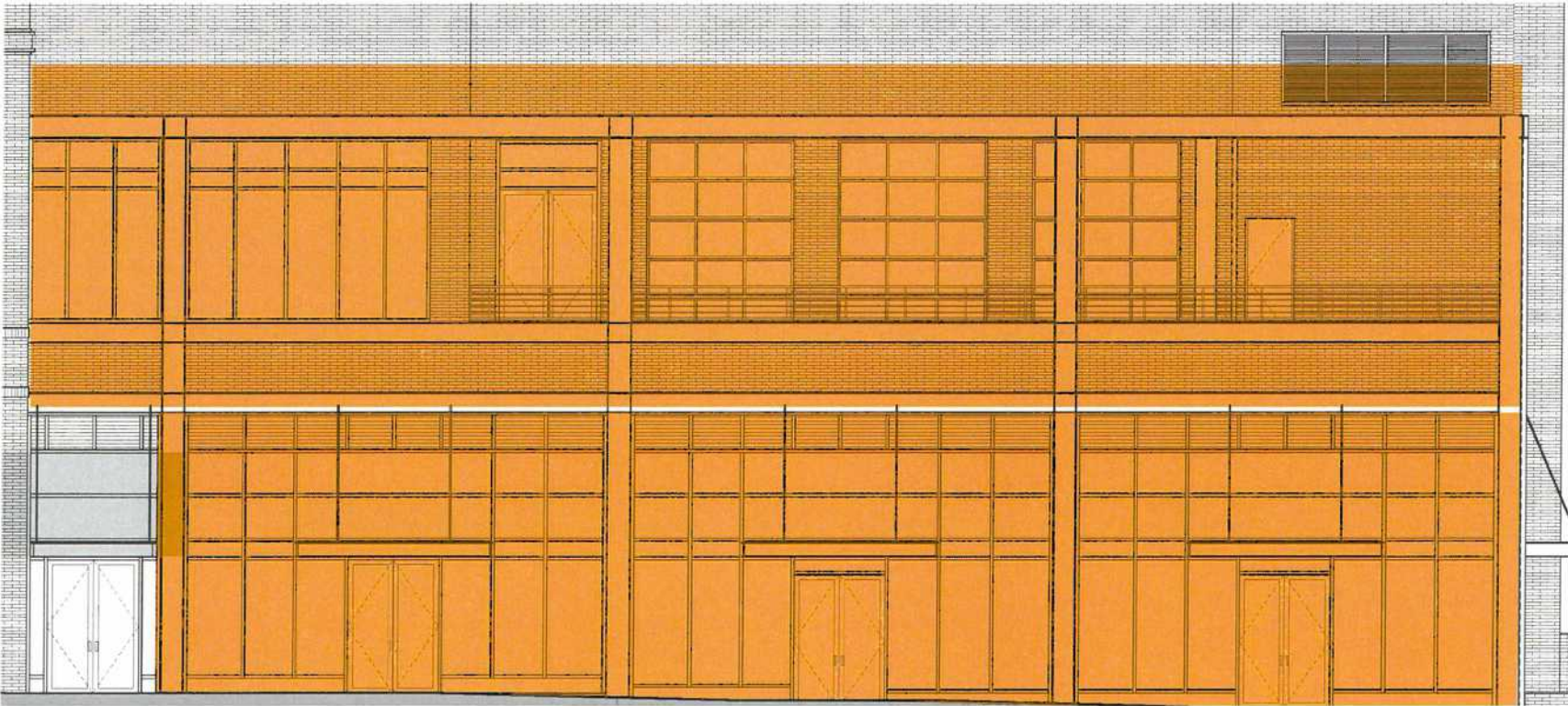






C1 North Elevation Detail  
Scale: 3/32" = 1'-0"

75' RETAIL FRONTAGE  
C1A - FIRST FLOOR: 150 SQ. FT. SIGN AREA ALLOWANCE  
C1B - SECOND FLOOR: 150 SQ. FT. SIGN AREA ALLOWANCE



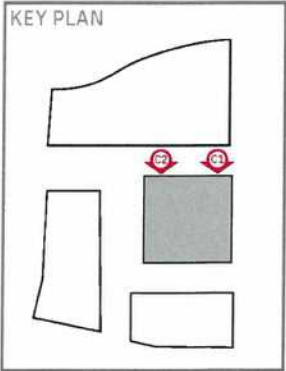
C2 North Elevation Detail  
Scale: 3/32" = 1'-0"

91' RETAIL FRONTAGE  
C2A - FIRST FLOOR: 182 SQ. FT. SIGN AREA ALLOWANCE  
C2B - SECOND FLOOR: 182 SQ. FT. SIGN AREA ALLOWANCE

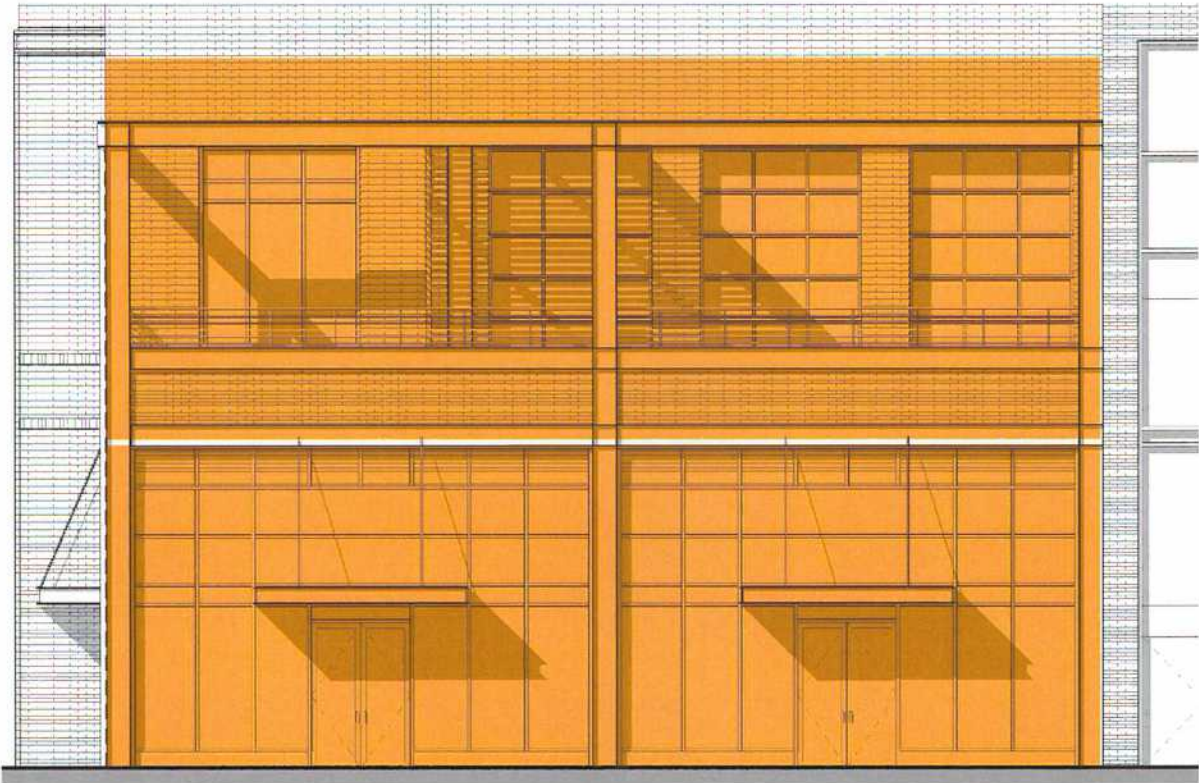
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
eA	STOREFRONT BLADE	1 PER RETAILER PER FRONTAGE
eC	TENANT STOREFRONT IDENTITY	PER ALLOWANCE







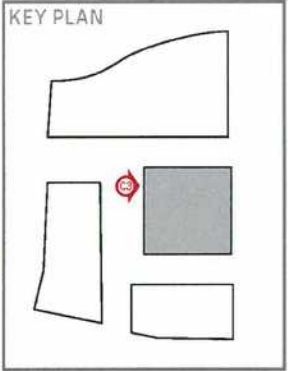
**C3** West Elevation Detail  
Scale: 3/32" = 1'-0"

62' RETAIL FRONTAGE  
C3A - FIRST FLOOR: 124 SQ. FT. SIGN AREA ALLOWANCE  
C3B - SECOND FLOOR: 124 SQ. FT. SIGN AREA ALLOWANCE

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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
eA	STOREFRONT BLADE	1 PER RETAILER PER FRONTAGE
eC	TENANT STOREFRONT IDENTITY	PER ALLOWANCE





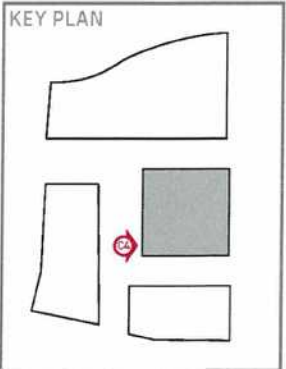


C4 West Elevation Detail  
Scale: 3/32" = 1'-0"

124' RETAIL FRONTAGE  
248 SQ. FT. SIGN AREA ALLOWANCE

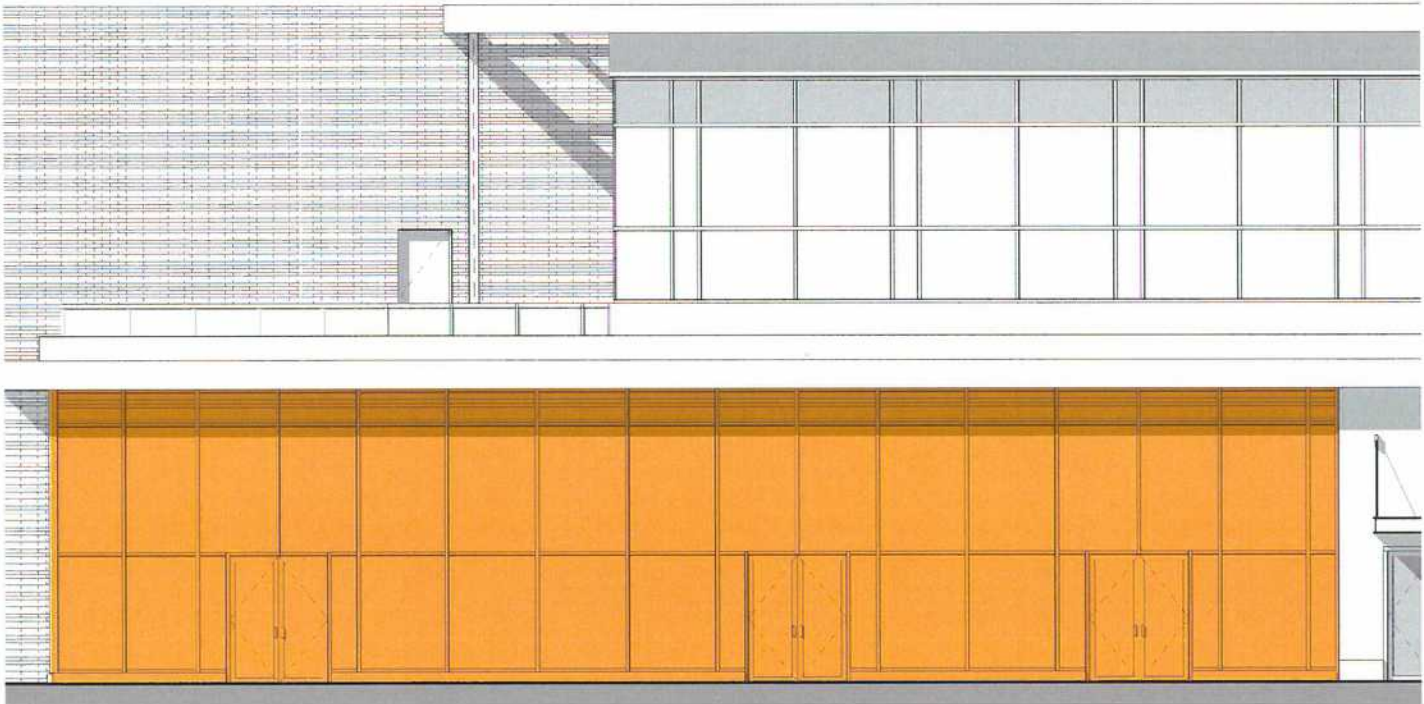
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
eA	STOREFRONT BLADE	1 PER RETAILER PER FRONTAGE
eC	TENANT STOREFRONT IDENTITY	PER ALLOWANCE



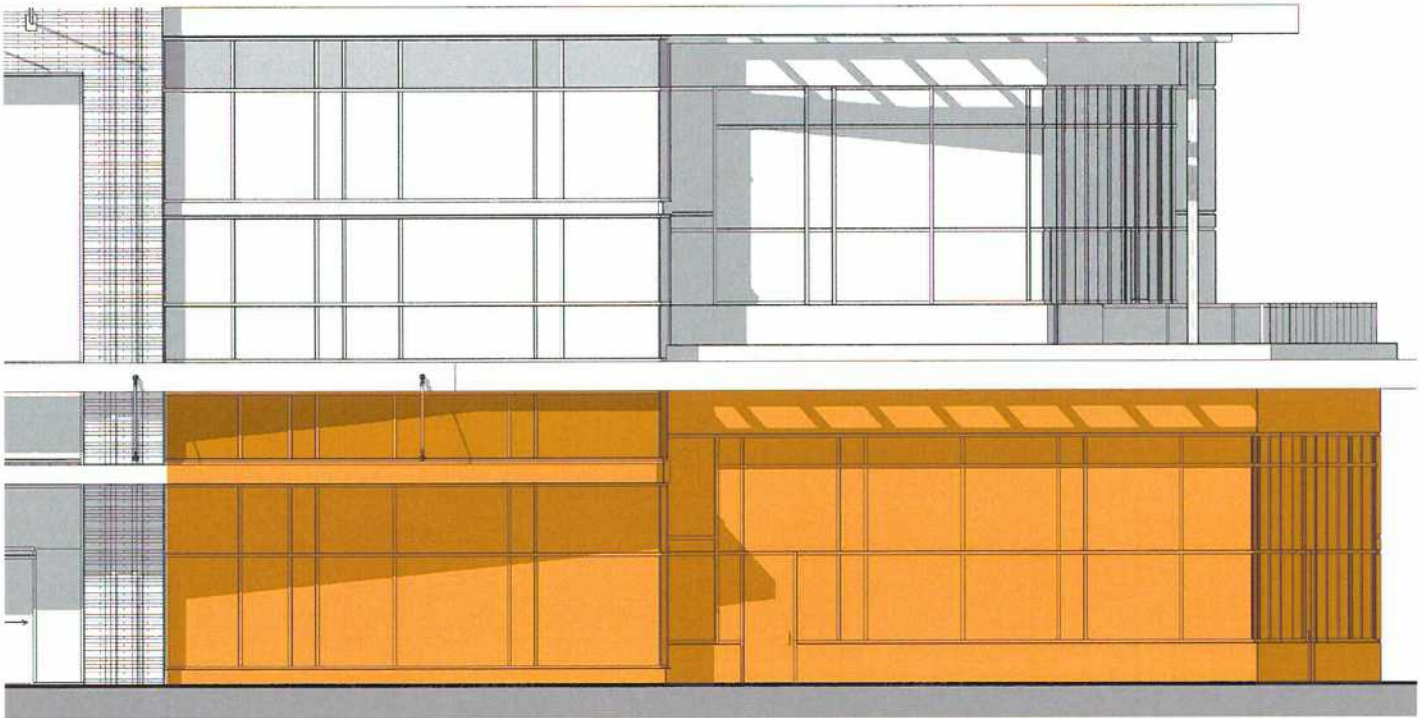
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C5 South Elevation Detail  
Scale: 3/32" = 1'-0"

80' RETAIL FRONTAGE  
160 SQ. FT. SIGN AREA ALLOWANCE



C6 South Elevation Detail  
Scale: 3/32" = 1'-0"

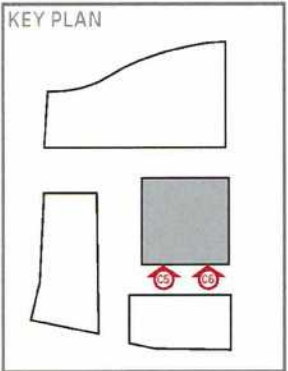
67' RETAIL FRONTAGE  
134 SQ. FT. SIGN AREA ALLOWANCE



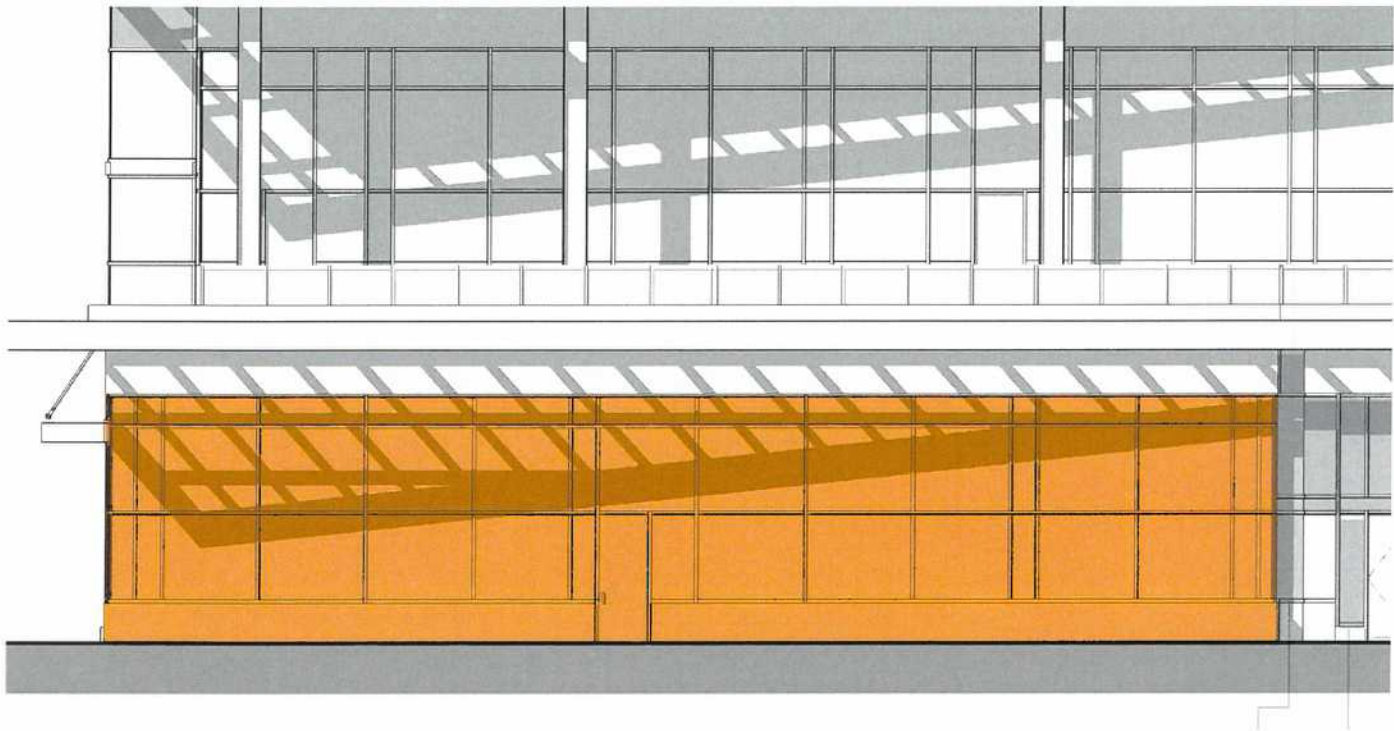
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
eA	STOREFRONT BLADE	1 PER RETAILER PER FRONTAGE
eC	TENANT STOREFRONT IDENTITY	PER ALLOWANCE







C7 East Elevation Detail  
Scale: 3/32" = 1'-0"

77' RETAIL FRONTAGE  
154 SQ. FT. SIGN AREA ALLOWANCE



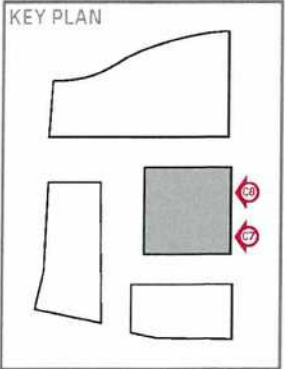
C8 East Elevation Detail  
Scale: 3/32" = 1'-0"

40' RETAIL FRONTAGE  
C8A - FIRST FLOOR: 80 SQ. FT. SIGN AREA ALLOWANCE  
C8B - SECOND FLOOR: 80 SQ. FT. SIGN AREA ALLOWANCE

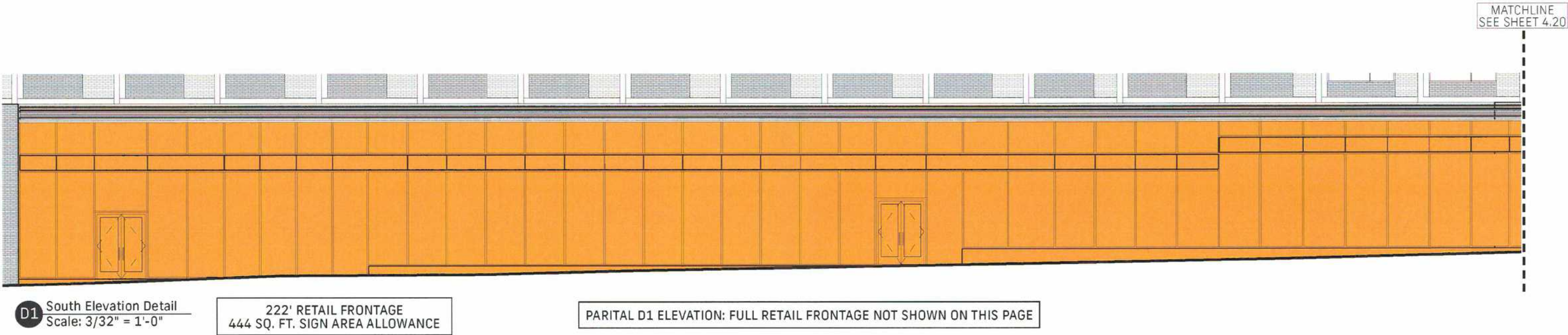
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
eA	STOREFRONT BLADE	1 PER RETAILER PER FRONTAGE
eC	TENANT STOREFRONT IDENTITY	PER ALLOWANCE



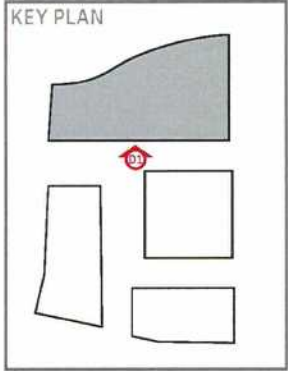




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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
eA	STOREFRONT BLADE	1 PER RETAILER PER FRONTAGE
eC	TENANT STOREFRONT IDENTITY	PER ALLOWANCE





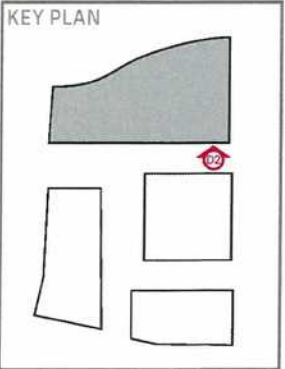


PARITAL D1 ELEVATION: FULL RETAIL FRONTAGE NOT SHOWN ON THIS PAGE  
SEE SHEET 4.19 FOR RETAIL FRONTAGE LENGTH AND SIGN AREA ALLOWANCE

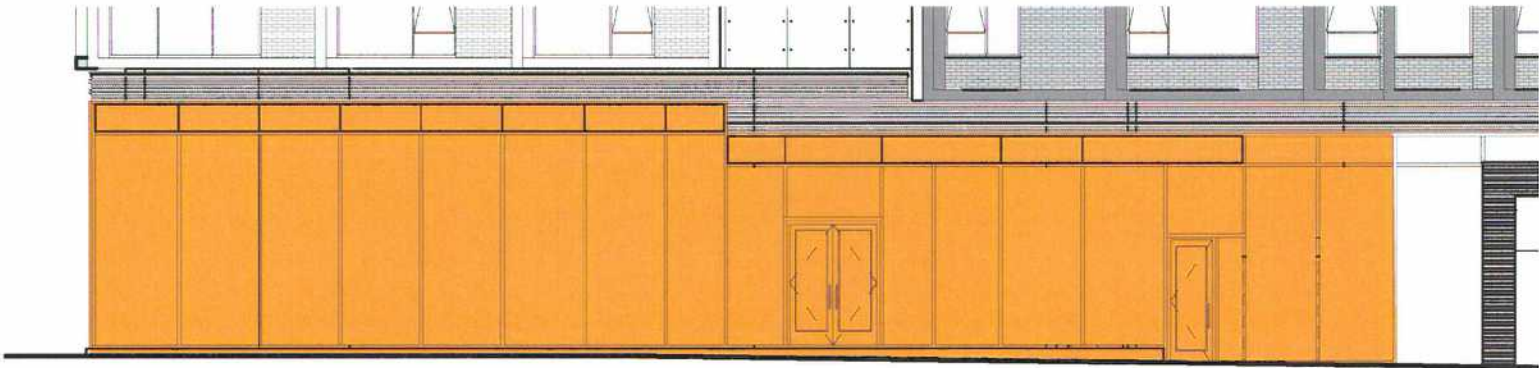
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
eA	STOREFRONT BLADE	1 PER RETAILER PER FRONTAGE
eC	TENANT STOREFRONT IDENTITY	PER ALLOWANCE







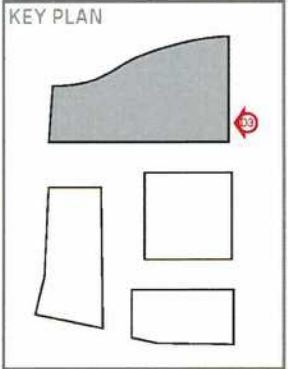
D3 East Elevation Detail  
Scale: 3/32" = 1'-0"

62' RETAIL FRONTAGE  
124 SQ. FT. SIGN AREA ALLOWANCE

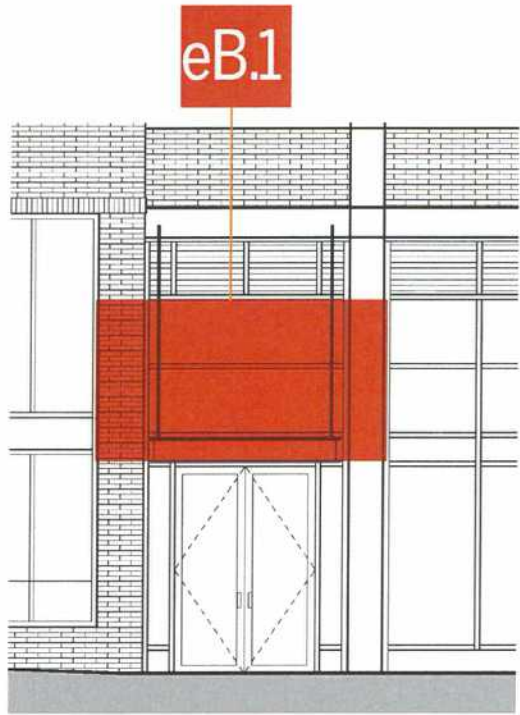
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MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
eA	STOREFRONT BLADE	1 PER RETAILER PER FRONTAGE
eC	TENANT STOREFRONT IDENTITY	PER ALLOWANCE



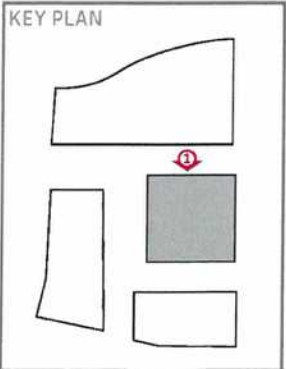




**A** North Elevation Detail  
Scale: 3/32" = 1'-0"

- Sign zones shown in gray are detailed in other sections and shown here for reference
- For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).

MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
<b>eB</b>	MULTI-TENANT ENTRANCE IDENTITY	36



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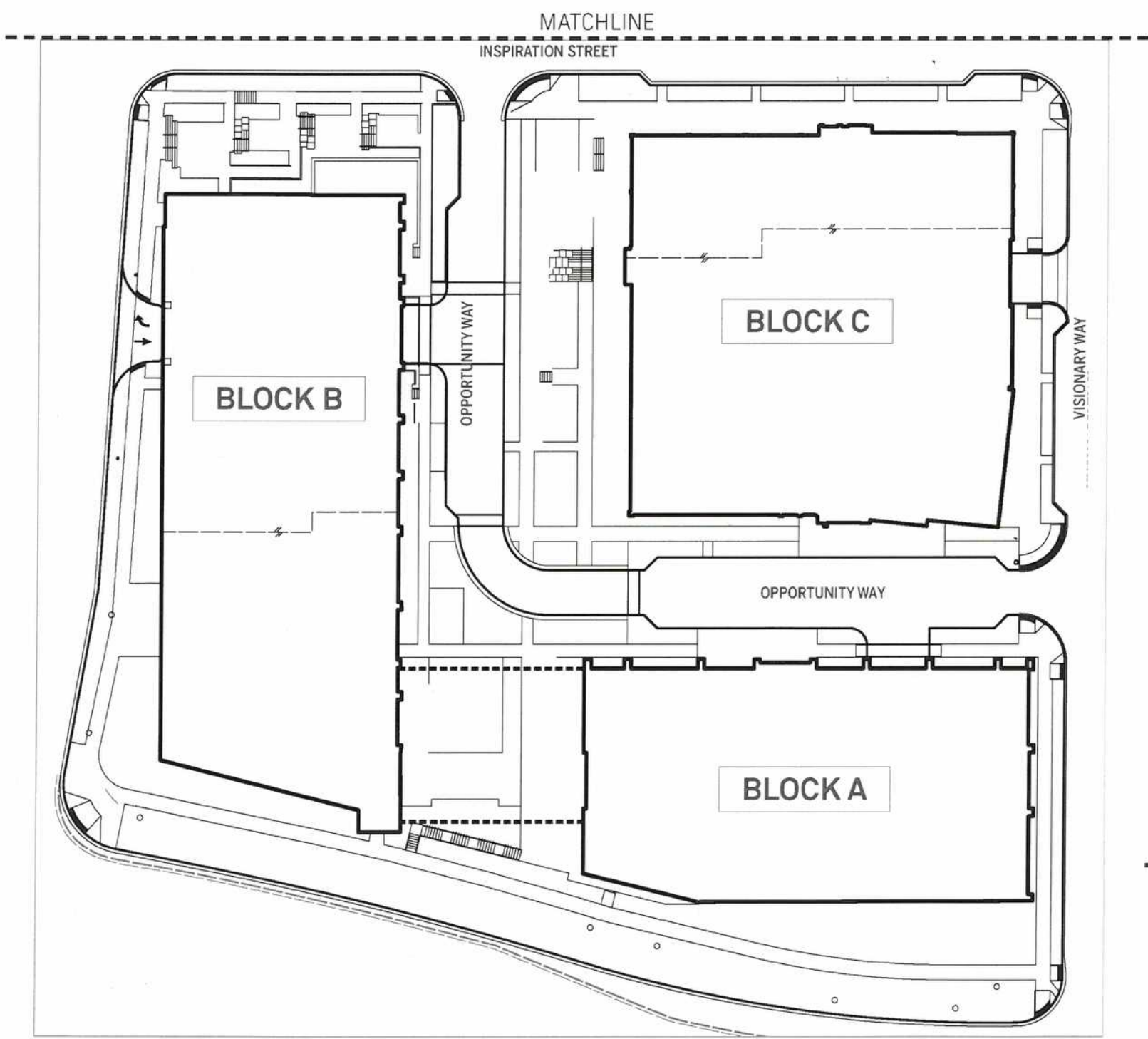


5.0

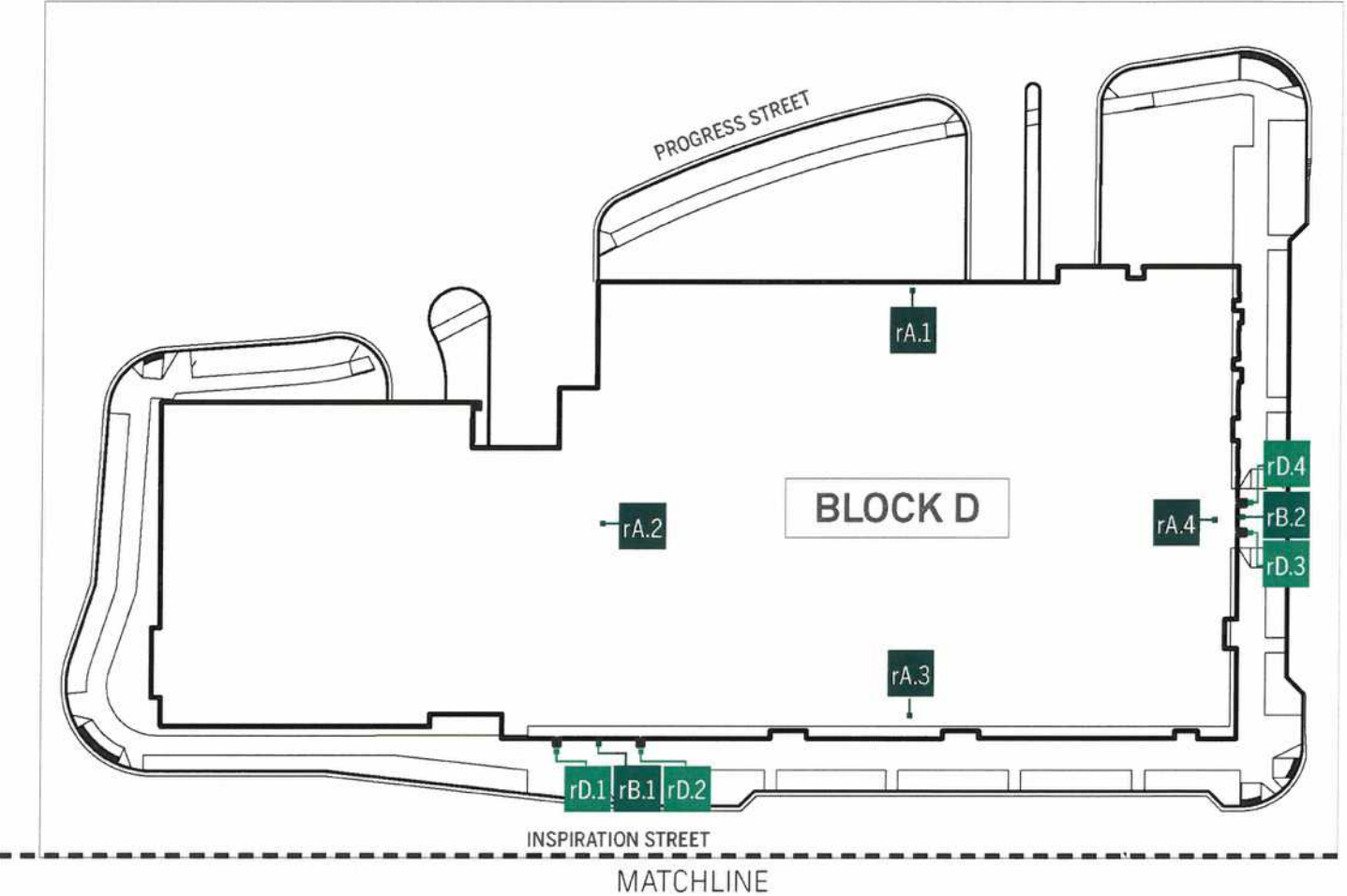
# (r) RESIDENTIAL SIGNAGE

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RESIDENTIAL SIGNAGE KEY			
rA	TOP OF BUILDING IDENTITY	rC	NOT USED
rB	ENTRANCE IDENTITY	rD	PLAQUE IDENTITY






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RESIDENTIAL CODING KEY

rA.1

SIGN TYPE    ZONE



SIGN TYPE	SIGN DESCRIPTION	REPRESENTATIVE EXAMPLE OF SIMILAR SIGNTYPE	SIGN TYPE	SIGN DESCRIPTION	REPRESENTATIVE EXAMPLE OF SIMILAR SIGNTYPE
rA	TOP OF BUILDING IDENTITY		rC	NOT USED	
rB	ENTRANCE IDENTITY		rD	PLAQUE IDENTITY	

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SIGN TYPE	SIGN DESCRIPTION	ZONE	LOCATION	FORMAT	SIGN QTY.	MAX HEIGHT PER SIGN (ft)	AREA METHOD	PROPOSED MAX SIGN AREA (sq. ft.)		SIGN AREA ALLOWED BY RIGHT (sq. ft.)	CSP SHEET
								PER SIGN	PER ZONE		
rA	TOP OF BUILDING IDENTITY										
rA.1	TOP OF BUILDING IDENTITY	1	BLOCK D / NORTH	BUILDING MOUNTED	1	24	METHOD II	1,200	1,200	200	5.4
rA.2	TOP OF BUILDING IDENTITY	2	BLOCK D / WEST	BUILDING MOUNTED	1	24	METHOD II	1,200	1,200	200	5.4
rA.3	TOP OF BUILDING IDENTITY	3	BLOCK D / SOUTH	BUILDING MOUNTED	1	24	METHOD II	1,200	1,200	200	5.5
rA.4	TOP OF BUILDING IDENTITY	4	BLOCK D / EAST	BUILDING MOUNTED	1	24	METHOD II	1,200	1,200	200	5.5
rB	ENTRANCE IDENTITY										
rB.1	ENTRANCE IDENTITY	1	BLOCK D / SOUTH	BUILDING MOUNTED OR CANOPY/MARQUEE	1	6	METHOD I	120	120	N/A	5.6
rB.2	ENTRANCE IDENTITY	2	BLOCK D / EAST	BUILDING MOUNTED OR CANOPY/MARQUEE	1	6	METHOD I	120	120	N/A	5.7
rC	NOT USED										
rD	PLAQUE IDENTITY										
rD.1	PLAQUE IDENTITY	1	BLOCK A / SOUTH	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	5.6
rD.2	PLAQUE IDENTITY	2	BLOCK A / SOUTH	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	5.6
rD.3	PLAQUE IDENTITY	3	BLOCK B / EAST	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	5.7
rD.4	PLAQUE IDENTITY	4	BLOCK B / EAST	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	5.7

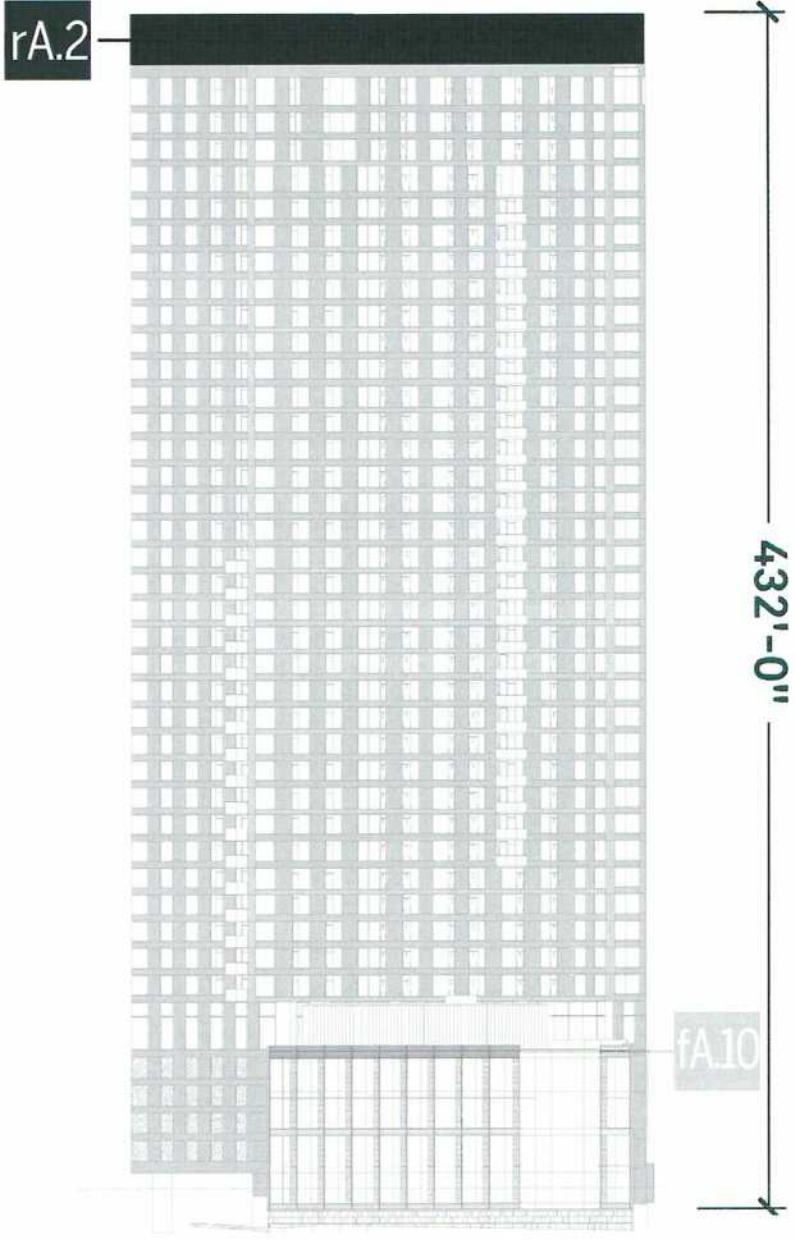


For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).





1 Block D - North Elevation  
Frontage: 437'

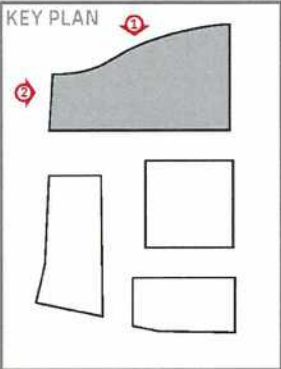


2 Block D - West Elevation  
Frontage: 132'

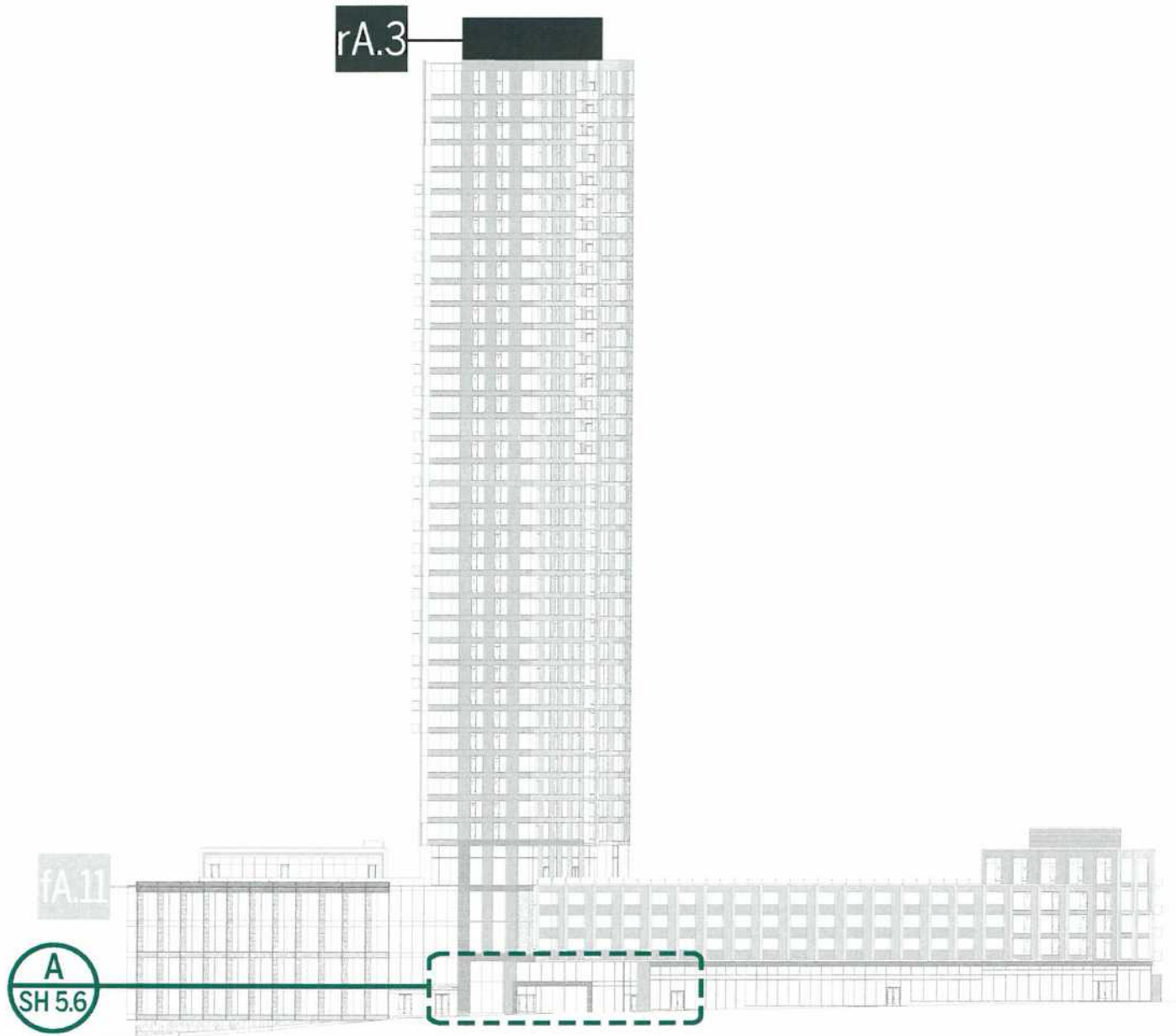
FAIRFAX COUNTY STAMP HERE

- Sign zones shown in gray are detailed in other sections and shown here for reference
- For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).

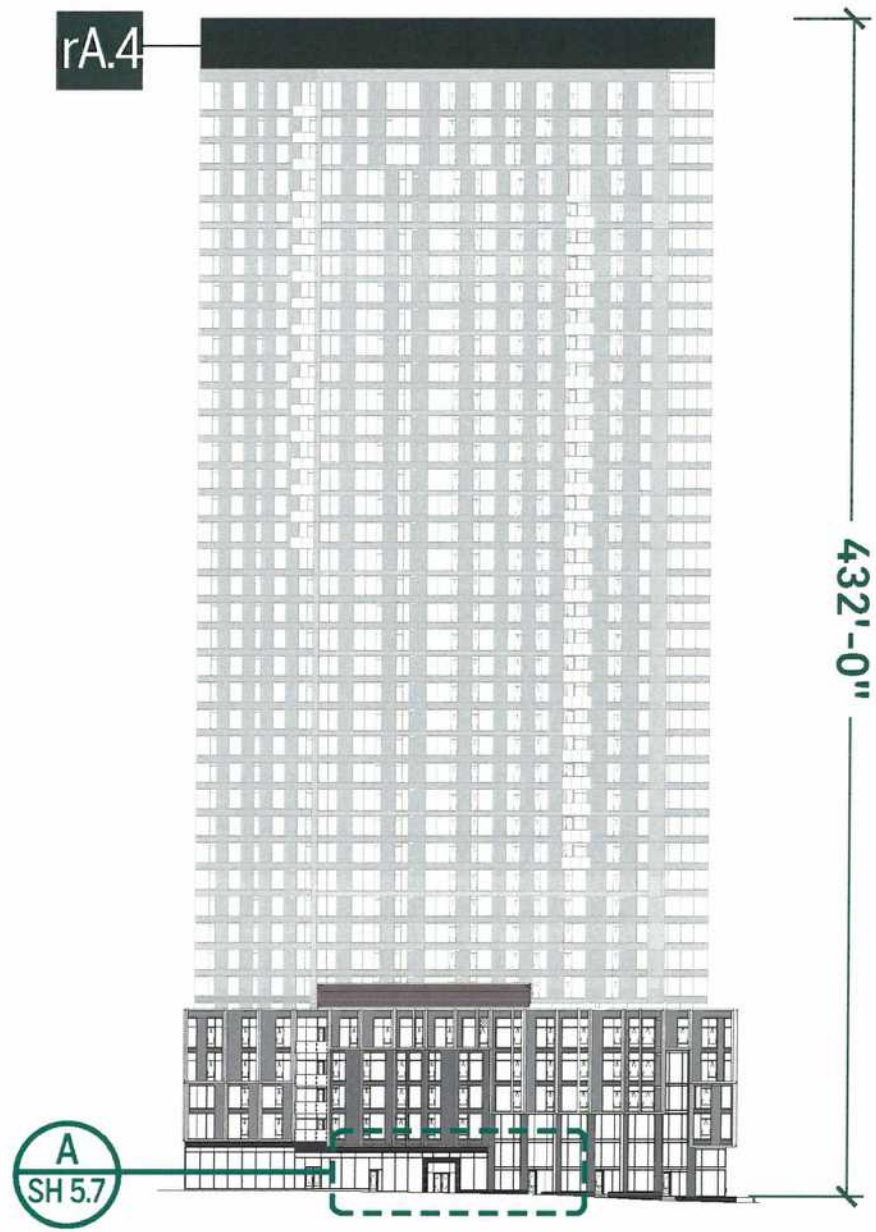
MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
rA	TOP OF BUILDING IDENTITY	1,200







3 Block D - South Elevation  
Frontage: 437'

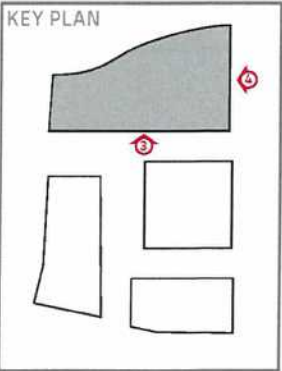


4 Block D - East Elevation  
Frontage: 192'

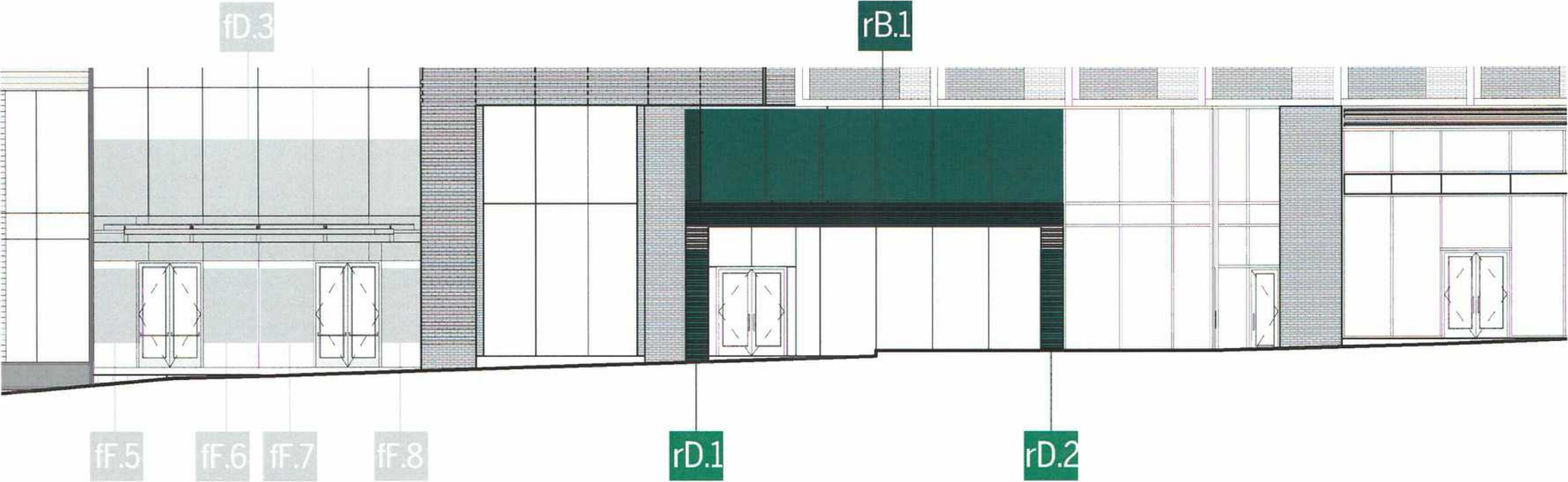
FAIRFAX COUNTY STAMP HERE

- Sign zones shown in gray are detailed in other sections and shown here for reference
- For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).

MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
rA	TOP OF BUILDING IDENTITY	1,200





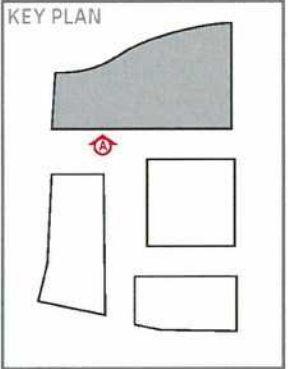


A South Elevation Detail  
Scale: 3/32" = 1'-0"

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- Sign zones shown in gray are detailed in other sections and shown here for reference
- For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).

MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
rB	ENTRANCE IDENTITY	120
rD	PLAQUE IDENTITY	18



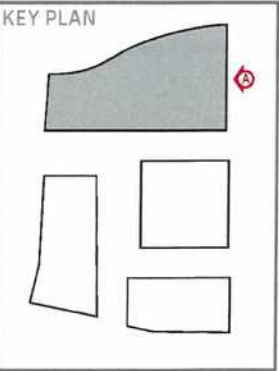




**A** East Elevation Detail  
Scale: 3/32" = 1'-0"

- Sign zones shown in gray are detailed in other sections and shown here for reference
- For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).

MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
rB	ENTRANCE IDENTITY	120
rD	PLAQUE IDENTITY	18



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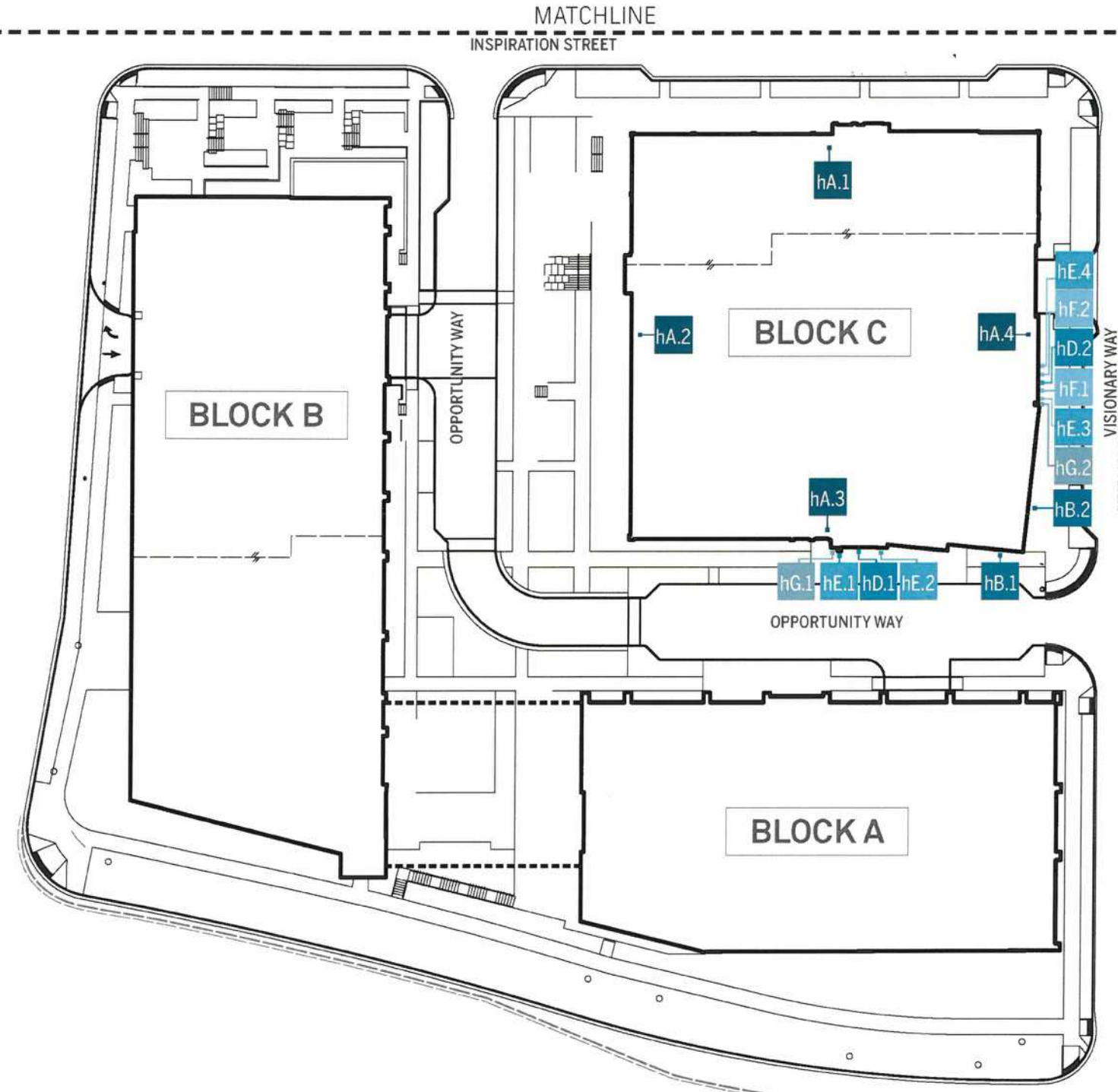


6.0







## (h) HOTEL SIGNAGE

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SIGN TYPE	SIGN DESCRIPTION	REPRESENTATIVE EXAMPLE OF SIMILAR SIGNTYPE	SIGN TYPE	SIGN DESCRIPTION	REPRESENTATIVE EXAMPLE OF SIMILAR SIGNTYPE
hA	TOP OF BUILDING IDENTITY		hD	ENTRANCE IDENTITY	
hB	MIDDLE OF BUILDING IDENTITY		hE	PLAQUE IDENTITY	
hC	NOT USED		hF	WINDOW IDENTITY	
			hG	MARQUEE BLADE	

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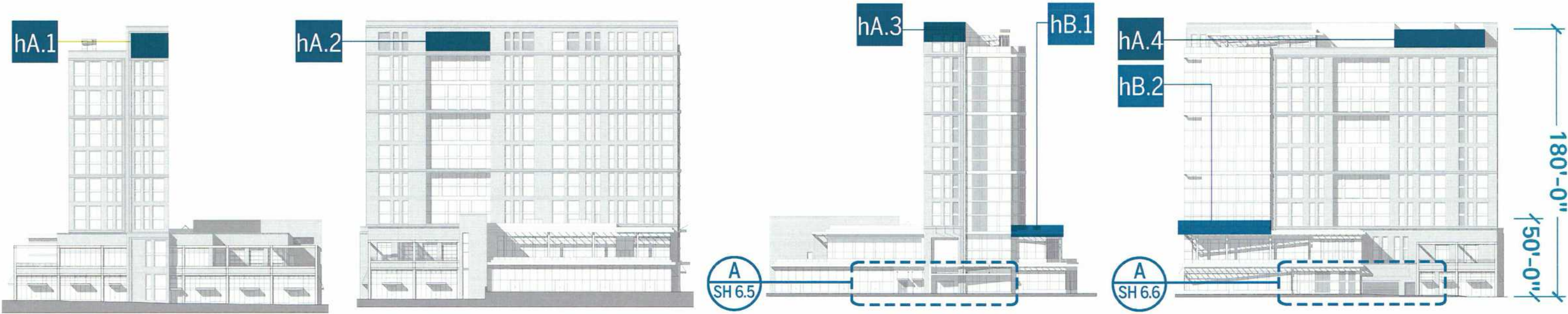


SIGN TYPE	SIGN DESCRIPTION	ZONE	LOCATION	FORMAT	SIGN QTY.	MAX HEIGHT PER SIGN (ft)	AREA METHOD	PROPOSED MAX SIGN AREA (sq. ft.)		SIGN AREA ALLOWED BY RIGHT (sq. ft.)	CSP SHEET
								PER SIGN	PER ZONE		
hA	TOP OF BUILDING IDENTITY										
hA.1	TOP OF BUILDING IDENTITY	1	BLOCK C / NORTH	BUILDING MOUNTED	1	18	METHOD II	408	408	200	6.4
hA.2	TOP OF BUILDING IDENTITY	2	BLOCK C / WEST	BUILDING MOUNTED	1	18	METHOD II	408	408	200	6.4
hA.3	TOP OF BUILDING IDENTITY	3	BLOCK C / SOUTH	BUILDING MOUNTED	1	18	METHOD II	392	392	200	6.4
hA.4	TOP OF BUILDING IDENTITY	4	BLOCK C / EAST	BUILDING MOUNTED	1	18	METHOD II	422	422	200	6.4
hB	MIDDLE OF BUILDING IDENTITY										
hB.1	MIDDLE OF BUILDING IDENTITY	1	BLOCK C / SOUTH	BUILDING MOUNTED	1	6	METHOD II	200	200	N/A	6.4
hB.2	MIDDLE OF BUILDING IDENTITY	2	BLOCK C / EAST	BUILDING MOUNTED	1	6	METHOD II	200	200	N/A	6.4
hC	NOT USED										
hD	ENTRANCE IDENTITY										
hD.1	ENTRANCE IDENTITY	1	BLOCK C / SOUTH	BUILDING MOUNTED OR CANOPY/MARQUEE	1	6	METHOD I	120	120	N/A	6.5
hD.2	ENTRANCE IDENTITY	2	BLOCK C / EAST	BUILDING MOUNTED OR CANOPY/MARQUEE	1	6	METHOD I	120	120	N/A	6.6
hE	PLAQUE IDENTITY										
hE.1	PLAQUE IDENTITY	1	BLOCK C / SOUTH	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	6.5
hE.2	PLAQUE IDENTITY	2	BLOCK C / SOUTH	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	6.5
hE.3	PLAQUE IDENTITY	3	BLOCK C / EAST	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	6.6
hE.4	PLAQUE IDENTITY	4	BLOCK C / EAST	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	6.6
hF	WINDOW IDENTITY										
hF.1	WINDOW IDENTITY	1	BLOCK C / EAST	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	6.6
hE.2	WINDOW IDENTITY	2	BLOCK C / EAST	BUILDING MOUNTED	1	6	METHOD I	18	18	N/A	6.6
hG	MARQUEE BLADE										
hG.1	MARQUEE BLADE	1	BLOCK C / SOUTH	BUILDING MOUNTED OR CANOPY/MARQUEE	1	20'	METHOD I	70	70	N/A	6.5
hG.2	MARQUEE BLADE	2	BLOCK C / EAST	BUILDING MOUNTED OR CANOPY/MARQUEE	1	12'	METHOD I	20	20	N/A	6.6



For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).





1 Block C - North Elevation  
Frontage: 204'

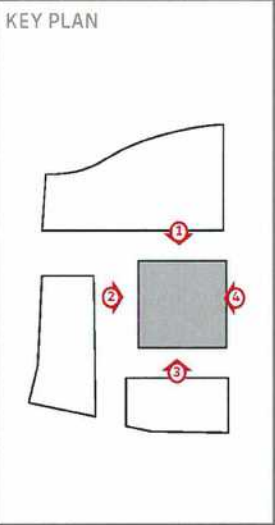
2 Block C - West Elevation  
Frontage: 204'

3 Block C - South Elevation  
Frontage: 196'

4 Block C - East Elevation  
Frontage: 211'

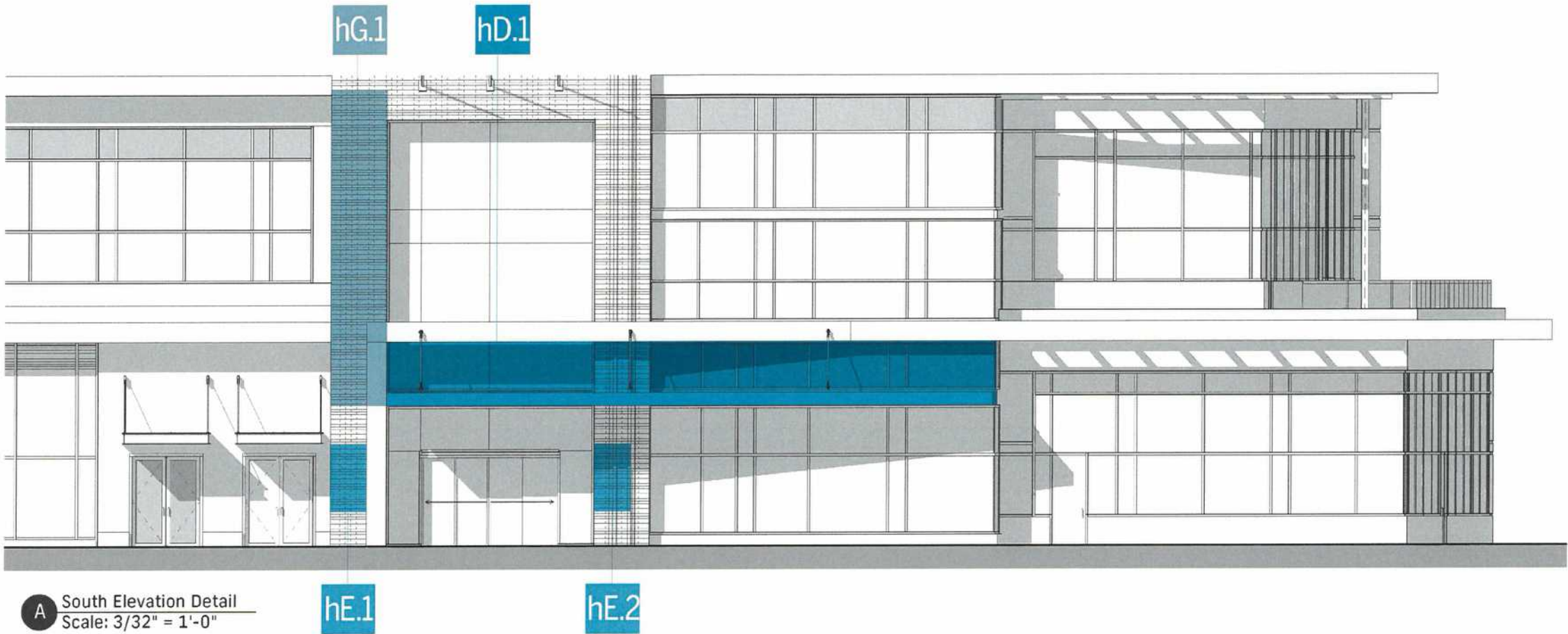
- Sign zones shown in gray are detailed in other sections and shown here for reference
- For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).

MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
hA.1	TOP OF BUILDING IDENTITY	408
hA.2	TOP OF BUILDING IDENTITY	408
hA.3	TOP OF BUILDING IDENTITY	392
hA.4	TOP OF BUILDING IDENTITY	422
hB	MIDDLE OF BUILDING IDENTITY	200



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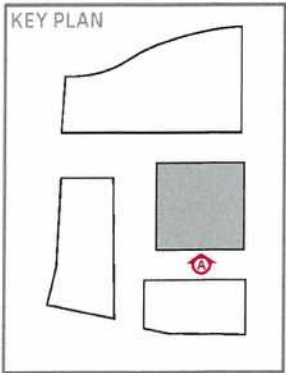




A South Elevation Detail  
Scale: 3/32" = 1'-0"

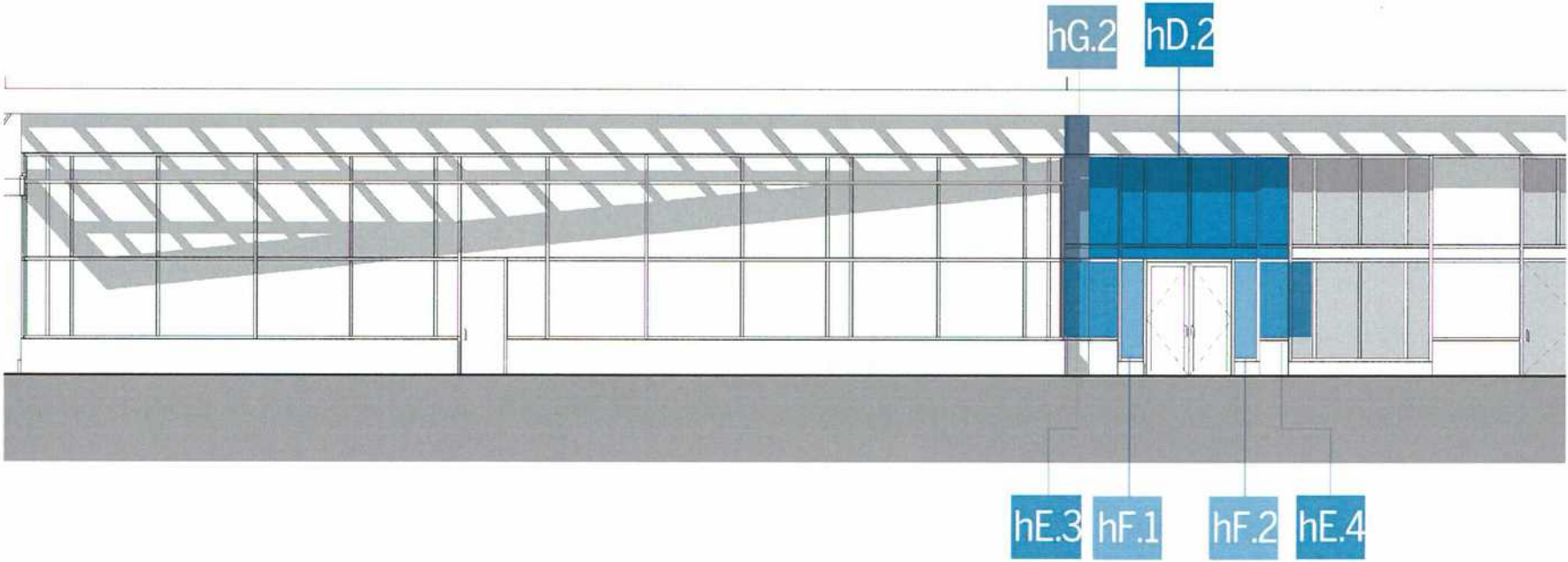
- Sign zones shown in gray are detailed in other sections and shown here for reference
- For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).

MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
hD	ENTRANCE IDENTITY	120
hE	PLAQUE IDENTIY	18
hG.1	MARQUEE BLADE	70



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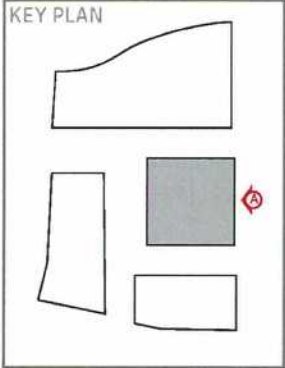




A East Elevation Detail  
Scale: 3/32" = 1'-0"

- Sign zones shown in gray are detailed in other sections and shown here for reference
- For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).

MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
hD	ENTRANCE IDENTITY	120
hE	PLAQUE IDENTIY	18
hF	PLAQUE IDENTIY	18
hG.2	MARQUEE BLADE	70



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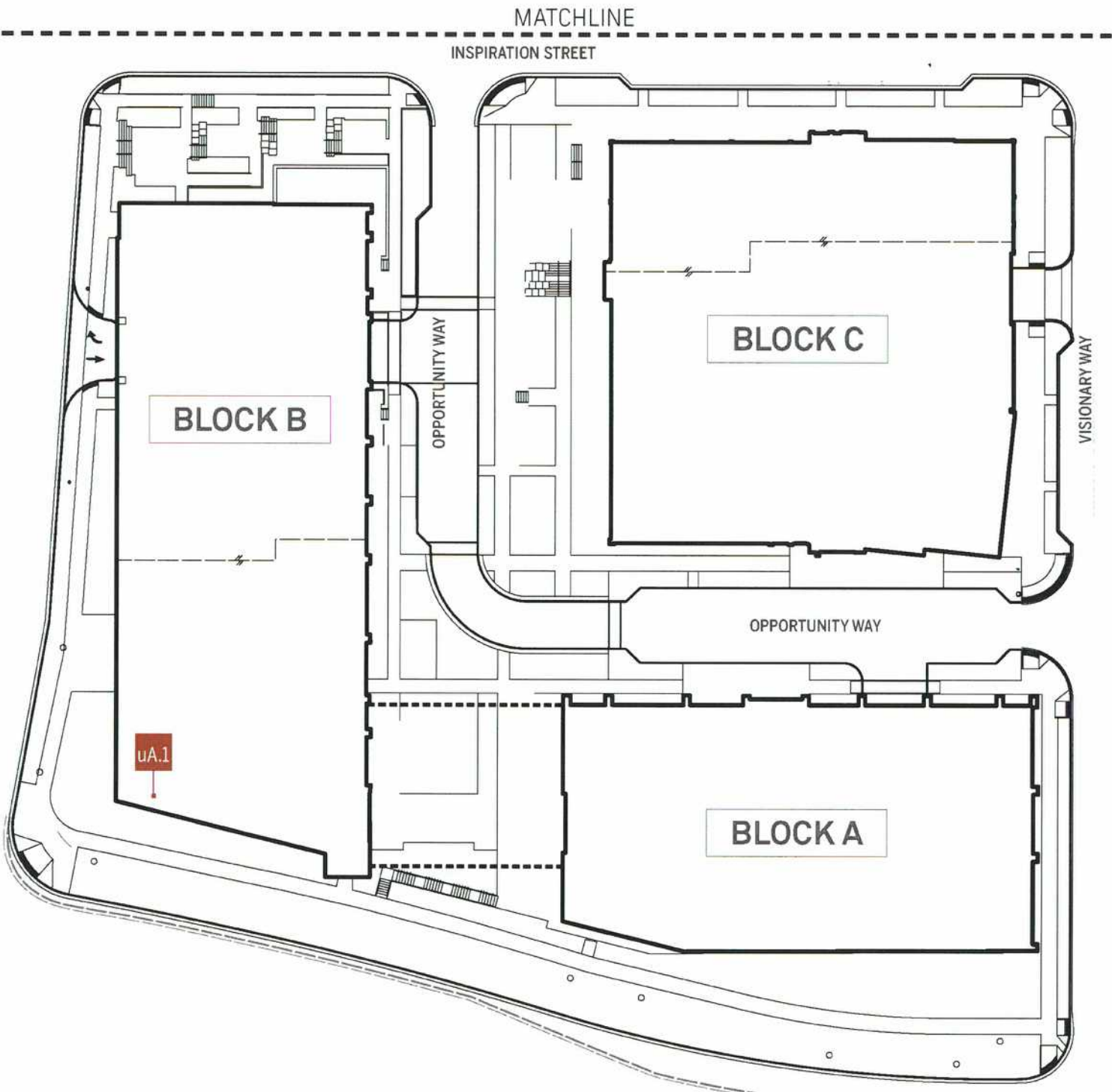


7.0

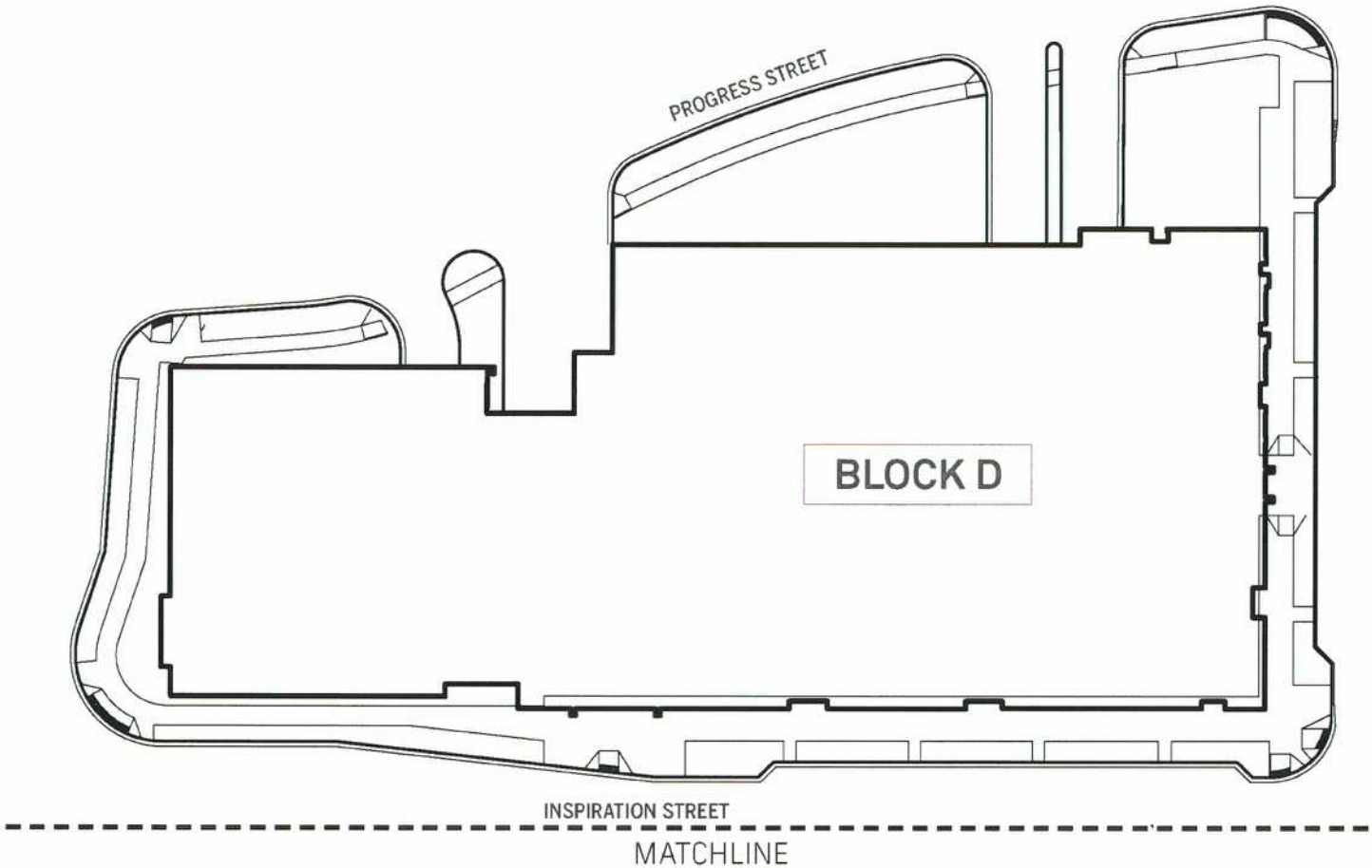
# (u) UNIQUE SIGNAGE

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UNIQUE SIGNAGE KEY	
<div>uA</div>	JEWEL BOX DISPLAY



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UNIQUE CODING KEY	
uA.1	
SIGN TYPE	ZONE

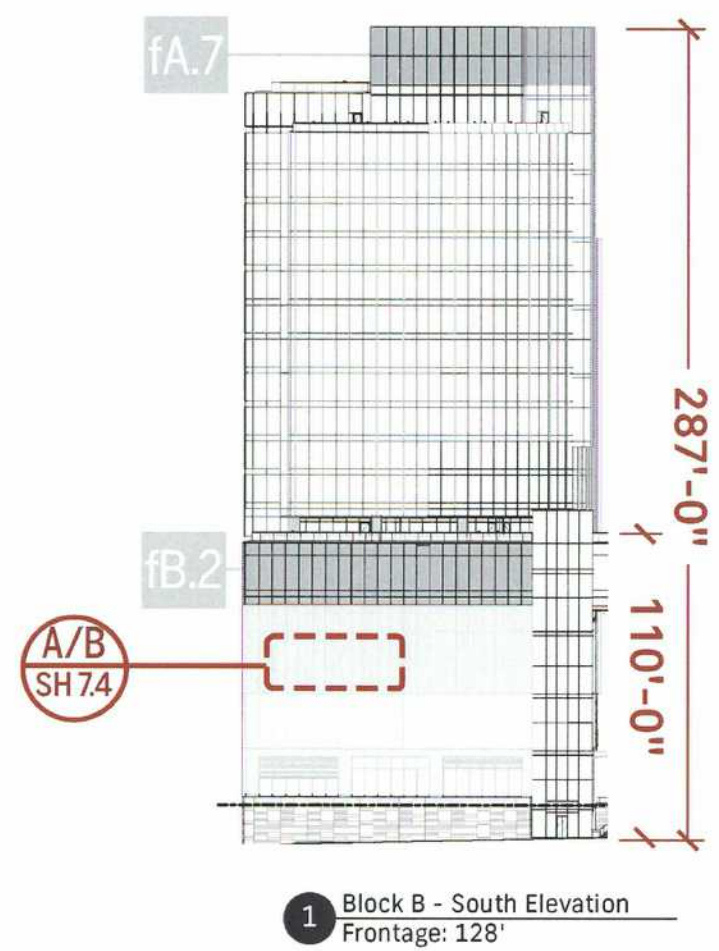


SIGN TYPE	SIGN DESCRIPTION	ZONE	LOCATION	FORMAT	SIGN QTY.	MAX HEIGHT PER SIGN (ft)	AREA METHOD	PROPOSED MAX SIGN AREA (sq. ft.)		SIGN AREA ALLOWED BY RIGHT (sq. ft.)	CSP SHEET
								PER SIGN	PER ZONE		
uA	JEWEL BOX DISPLAY										
uA.1	JEWEL BOX DISPLAY	1	BLOCK B / SOUTH	BUILDING MOUNTED	1	25	METHOD I	1,500	1,500	N/A	7.4



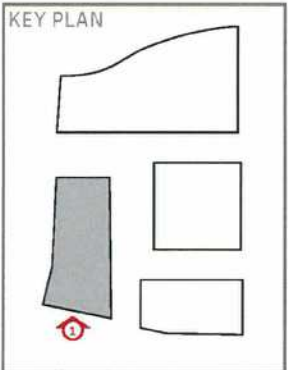
For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).



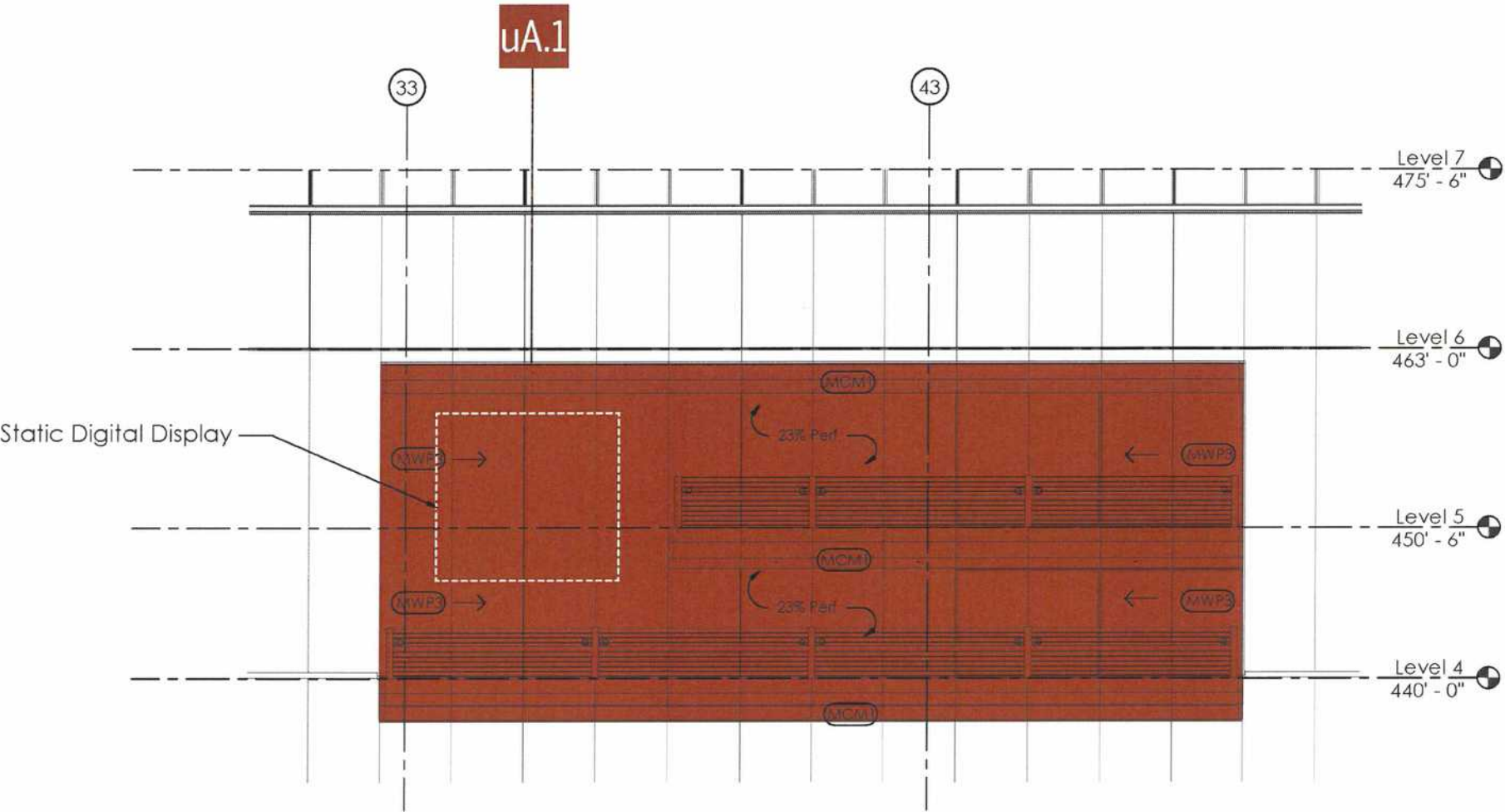


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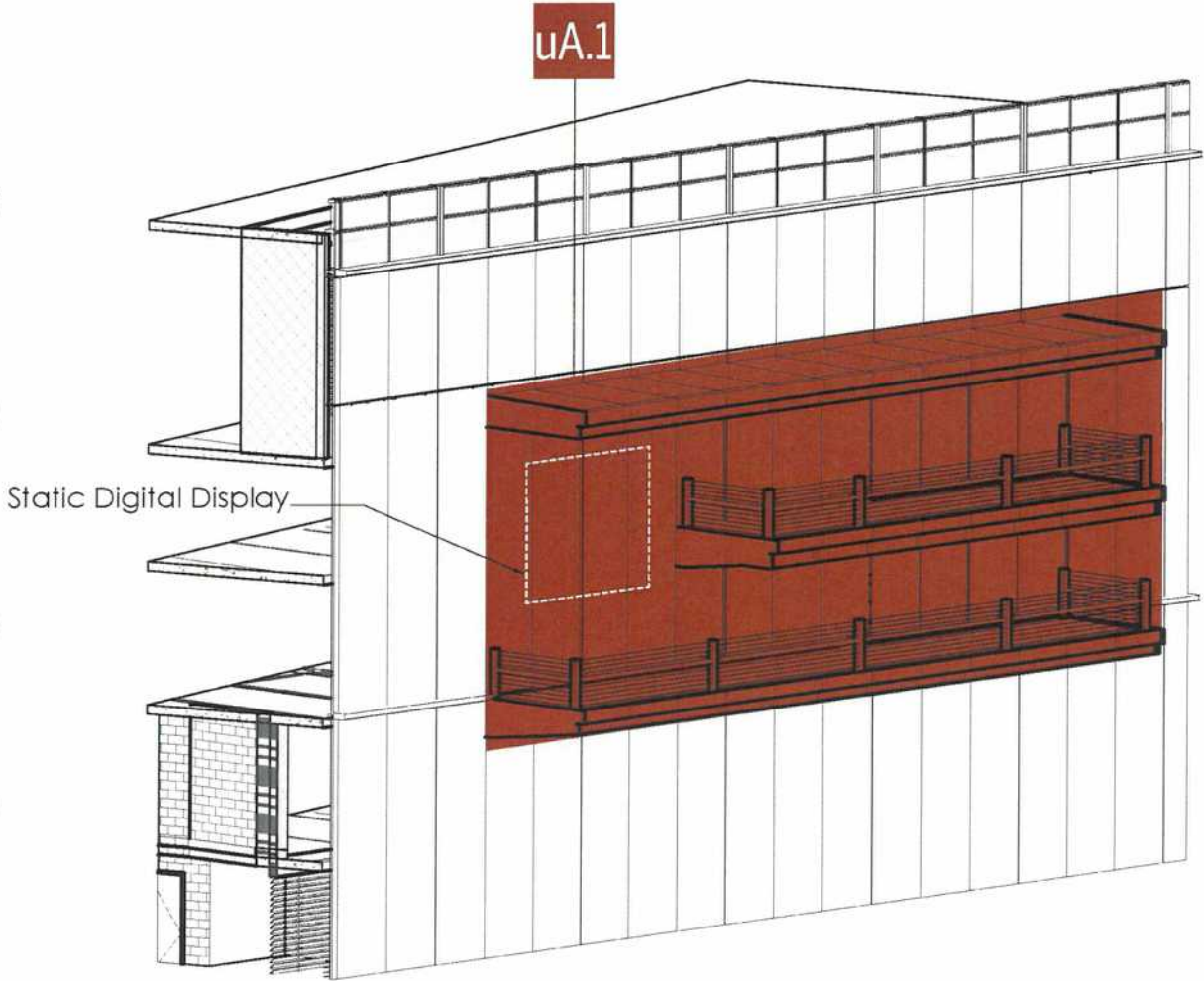
- Sign zones shown in gray are detailed in other sections and shown here for reference
- For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).







A South Elevation Detail  
Scale: 3/32" = 1'-0"

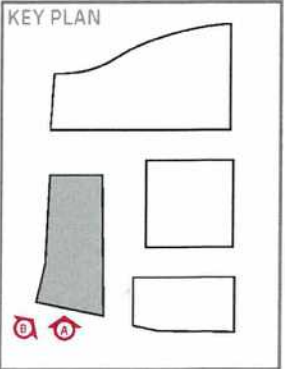


B 3D Axion  
NTS

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- Sign zones shown in gray are detailed in other sections and shown here for reference
- For additional information, reference General Notes and Specifications (Sheet 1.6); Sign Placement and Parameters (Sheet 1.7); Sign Formats (Sheet 1.8); and, Sign Types (Sheet 1.9).
- Per County Staff, the CSP has identified the entire Jewel Box Display as a sign. However, the static digital display, which is changeable in accordance with the Zoning Ordinance, remains a maximum area of 225 SF.

MAXIMUM SIGN AREA ALLOWED IN EACH SIGN ZONE		SQ. FT
uA	JEWEL BOX DISPLAY	1,500





8.0

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(m) MINOR SIGNAGE

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8.0 MINOR

(m) MINOR SIGN GUIDELINES

- All regulation associated with Minor Signs (previously "Temporary Signs") as outlined in Article 12 of the Fairfax County Zoning Ordinance applies to RTC Next unless otherwise noted in this CSP. Minor Signs do not require a permit and do not count toward any sign area allowance.
- Minor signs of a maximum of fifty (50) square feet advertising the lease of space shall be permitted for any and all empty storefronts during such time as those spaces are vacant. These banners are to be designed for placement behind storefront glass and shall fit wholly within the vacant storefront. The design and content of these banners shall be under the exclusive control of the landlord and shall not include specific tenant information or advertising.
- Each retail tenant may be permitted both a temporary "Coming Soon" banner prior to that tenant's opening and a temporary "Now Open" banner immediately following their opening; each type may be a maximum of fifty (50) square feet. These banners are to be designed for placement behind storefront glass and shall fit wholly within the storefront. "Coming Soon" banners announcing a tenant may be permitted on the storefront of the tenant's space for the duration of construction of the interior. Once open, "Now Open" banners announcing the new tenant may be permitted on the tenant's storefront for a period of thirty (30) days immediately following the tenant's opening.
- Advertisements of sales, merchandise, or seasonal promotions may be displayed inside storefront windows for a period not to exceed forty-five (45) consecutive days and may not completely obscure merchandise displays. The design and content of these signs shall be subject to landlord approval and control.
- Minor wayfinding signs may be utilized to facilitate vehicular and pedestrian flow throughout the site during periods of construction or during special events which require street closures or overflow parking sites. These may include event and/or project identity information including logos and graphics as well as relevant text and directional information. Any such signs shall be limited to the maximum of 12' in height if freestanding.
- Event signage may be utilized to announce upcoming events for a period not to exceed sixty

(60) consecutive days prior to the event and these signs must be removed within 48 hours after the event concludes. For a multi-part or series of events, such as a summer concert series, the signage may be installed no more than sixty (60) days prior to the first event in the series and must be removed within 48 hours of the final event in the series. These event signs may take any non-permanent form, including, but not limited to, banners, posters, sandwich boards, monuments, and vinyl graphics.

- Residential Leasing Signs can take several forms, including building-mounted or freestanding, and are typically digitally printed on mesh or vinyl. These signs may be installed at any point during the building's construction and remain up for an initial period of eighteen (18) months. This period may be extended in six (6) month increments if the building is less than 95% leased. Sign height shall be limited to 12' and a maximum area of 80 SF.
- Construction Fence Signs are one or more signs that wraps the construction site and are attached to a fence or other partition. These signs are typically digitally printed on mesh or vinyl. Height is not to exceed 8' and area may not exceed the total surface area of the fence or partition. Sign to be removed within 48 hours after the final non-RUP or RUP is issued.
- Sandwich board, or A-frame, signs are a temporary means of giving visibility to tenants, residences, or project identity. They may only be placed on the sidewalk during business hours. The sign will express the brand and character of the tenant or project. Sandwich boards can be used to display a menu, specials, sales, events, leasing information, etc. Sign area is limited to 16 SF and no more than one sign per tenant.



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